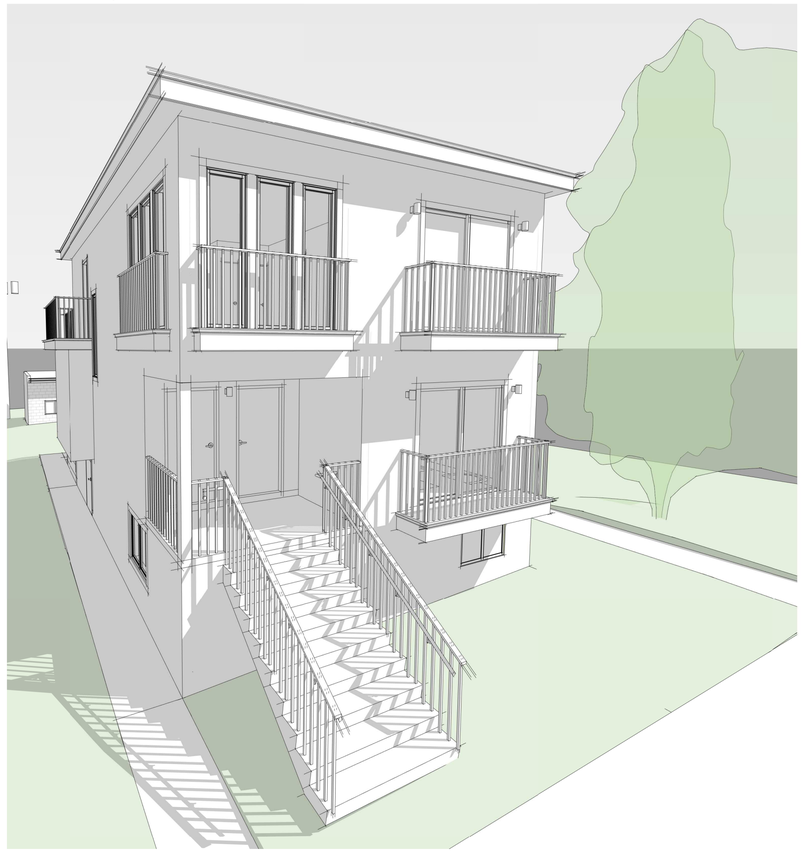
1373 & 1375 GRAVELEY ST

VANCOUVER, BC

ISSUED FOR DEVELOPMENT PERMIT

DUPLEX RENOVATION TO 3 UNITS







SITE CONTEXT

		ALLOWED OUTRIGHT	EXISTING	PROPOSED
Lot Width:			33.0 ft	No Change
Lot Depth:			128.5 ft	No Change
Lot Area:			4,238 sf	No Change
Site Coverage: Max 65%		2,755 sf	1,513 sf	1,619 sf (38%)
Basement Floor:			953 sf	883 sf
Main Floor:			846 sf	846 sf
Second Floor:			883 sf	883 sf
Total Floor Area: 0.75 FSR		3,178.5 sf	2,683 sf	2,612 sf
Cover Porch (front & back):			146 sf	256 sf
Balcony:			41 sf	41 sf
Exclusions Permitted; 12% FSR		313 sf	204 sf 7%	297 sf 11.3%
Roof Deck (Excluded)				232 sf
Covered Patio (Excluded)				172 sf
Height:	*Max. 10.7m*	35' - 1"	25' - 1"	No Change
Front Yard:	*Min 6.1m*	20'- 0"	8' - 10 1/4"	No Change
Rear Yard:	*Min. 10.7m*	35' - 1"	78' - 3"	73' - 9"
East Side Yard:	*20% of width*	6' - 7"	4' - 6"	Exist./ Relaxation Req.
West Side Yard:	*Min 2.1m*	6' -10"	4' - 0"	Exist./ Relaxation Req.
Garage			517 sf	No change to area

FULL ADDRESS

1373 & 1375 Graveley St, Vancouver, BC V5L 3A1

LEGAL DESCRIPTION

LOT 13 BLOCK 57 PLAN 404 & 1771 DISTRICT
LOT 264A NEW WESTMINSTER

PROJECT DESCRIPTION

To alter and convert this existing 2-Unit Multiple Conversion Dwelling to a two storey Multiple Conversion Dwelling containing
three dwelling units. NOT STRATA. Three Rental Units under one ownership.

Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of June 18, 1956.

The corner property at 1375 Gravely is currently a two storey and basement Duplex with one upper unit over the other unit at main level with basement. There is a two car garage accessed from the lane. The property is Zoned RM-4 and is a 33 ft x 128 ft or 4,238 sqft with one owner.

The desire is to renovate the main and basement levels to create three independent units in total. The upper unit was renovated at some time and is currently tenanted. The property information has the Built Year as 1908 and the Big Improvement Year as 1975. The existing Duplex sits well into the *Front Yard Setback* and has non-conforming *Side Yards. There are some cosmetic changes to the Front Elevation and a new code conforming stair proposed.* Some new windows and doors and a new covered porch with veranda above and covered patio below. Underpinning the existing foundation walls and lowering the slab on grade is proposed to have more desirable ceiling height and headroom. New perimeter drain tile is anticipated.

Unit 1 (upper) — 2 bed / 2 bath - 952 sf
Unit 2 (main)— 2 bed / 2 bath - 777 sf
Unit 3 (lower) — 2 bed / 1 bath - 866 sf

The plan is to fully sprinkler the three units to NFPA 13R, and provide independent heating and cooling with mini split heat pump units. New plumbing and electrical is also proposed along with electrical hot water on demand units. The existing stucco is to be repaired where damaged but is not to be removed and replaced. The West side bump out is to have a 1 hr fire separation and noncombustible cladding with window removed.

CODE ANALYSIS

Zoning	RM-4
Applicable Code	VBBL 2025
Major Occupancy Classification	Group C
Building Area	89 m² (953 sf)
Number of Storeys	2 Storey + Basement
Construction Requirements	Part 9
Floor and Suite FRR*	1 hour
Sprinkler System Required	Yes, per NFPA 13R (Value T.B.C.)
Combustible Construction	Permitted
Fire Alarm Required	No
Standpipe Required	No

GROSS AREA BY UNIT.

AREA	SF	M2	
COM.SERVICES	16 SF	1 m²	
UNIT 1	952 SF	88 m²	UNIT 1 (MAIN + UPPER LEVEL) 69 SF + 883 SF = 952 SF
UNIT 2	777 SF	72 m²	
UNIT 3	867 SF	81 m²	
	2,612 SF	243 m²	

CONTACTS

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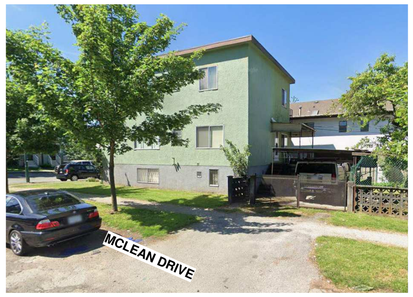
CONTRACTOR
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Vincent Dai
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T. 604-817-7999

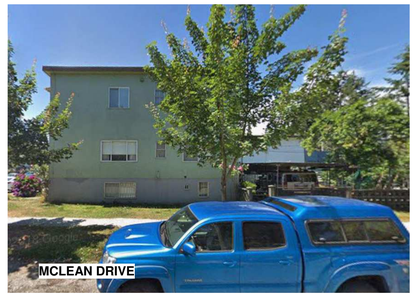
DRAWING LIST

A001	COVER PAGE
A002	NOTES & ASSEMBLIES SCHEDULES
A003	PROPOSED SITE PLAN
A004	SURVEY PLAN
A101	EXISTING FLOOR PLANS
A102	DEMO PLANS
A103	PROPOSED FLOOR PLANS
A201	EXISTING ELEVATIONS
A202	PROPOSED ELEVATIONS
A301	EXISTING + PROPOSED SECTIONS
A401	EXISTING GARAGE DETAILS
A402	PROPOSED GARAGE DETAILS
A501	EXISTING AREA PLANS
A502	PROPOSED AREA PLANS

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EXISTING SITE PHOTOS

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REGISTERED ARCHITECT
SCOTT CHRISTOPHER MITCHELL
BRITISH COLUMBIA
2026-10-01

SEAL

ISSUED

REVISION

2026 05 25	CLIENT REVIEW
2026 06 04	CLIENT REVIEW #2
2026 06 10	CLIENT REVIEW #3
2026 07 13	CLIENT REVIEW #4
2026 07 21	DP APPLICATION
2026 10 01	GEODETIC GRADES

PROJECT

1373 & 1375 GRAVELEY ST
HOUSE RENOVATION
1857 E 11th AVE
VICTORIA DR

DRAWING

COVER PAGE

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

Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN **DATE** -

SCALE 1/4" = 1'-0" **REVIEWED**

PROJECT NO 2581

FULL SIZE 22x34

A001

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