

1021 BURNABY STREET

Development Permit Application



FRANCL
ARCHITECTURE
184 WEST 44TH AVE. VANCOUVER B.C. V6M 1W4
P: 604.682.0202 F: 604.682.0595 FRANK@FRANCLARCH.COM

Consultants

Notes

1	11/27/2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues		
Project Title		
1021 BURNABY STREET		

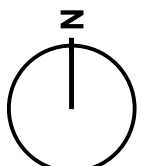
Sheet Title:
COVER SHEET

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Drawn By: AP
Reviewed by: AP

Project Name

Date: 2017/09/22
Plot Date: 2017/11/27



Graphic Scale

Scale: N.T.S. Drawing No.

Project No.: 21621

A - 000

Comments
Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues:		
Project Title:		
1021 BURRARD STREET		

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Reviewed by:	AP	
Date:	2017/09/22	
Plot Date:	2017/11/27	
Graphic Scale		



CONTEXT

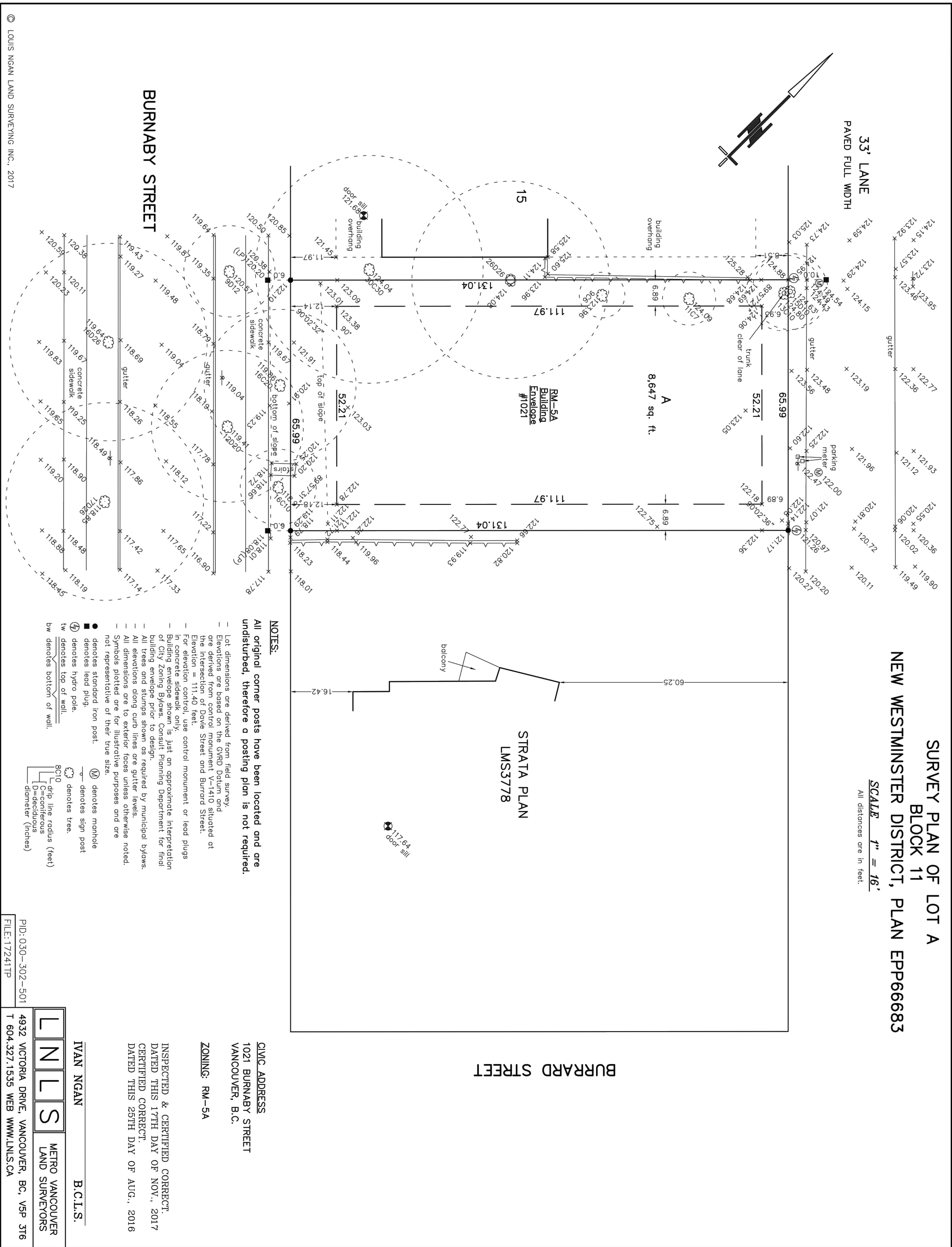


Notes:1021 BURNABY STREE

SURVEY

Drawn By: AP Reviewed By: AP Date: 2017/09/22 Plot Date: 2017/11/27	Project Name: 
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Scale:	N.T.S.	Drawing No.	A - 100
Project No.:	21621		



Comments

Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
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1021 BURNABY STREET		

Sheet Title

SITE PLAN

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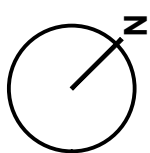
Drawn By: AP Project Name

Reviewed by: AP

Date: 2017/09/22

Plot Date: 2017/11/27

Graphic Scale



Scale: As Shown Drawing No.

Project No.: 21621 A - 101



Consultants

Notes



14HR00



12HR00



10HR00

2 SPRING/AUTUMN EQUINOX
A-102 MARCH 21ST 10am 12pm 14pm



14HR00



12HR00



10HR00

1 SUMMER SOLSTICE
A-102 JUNE 21ST 10am 12pm 14pm

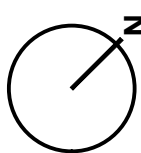
SHADOW ANALYSIS

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Project Name

Date: 2017/09/22
Plot Date: 2017/11/27



Graphic Scale

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Drawing No.

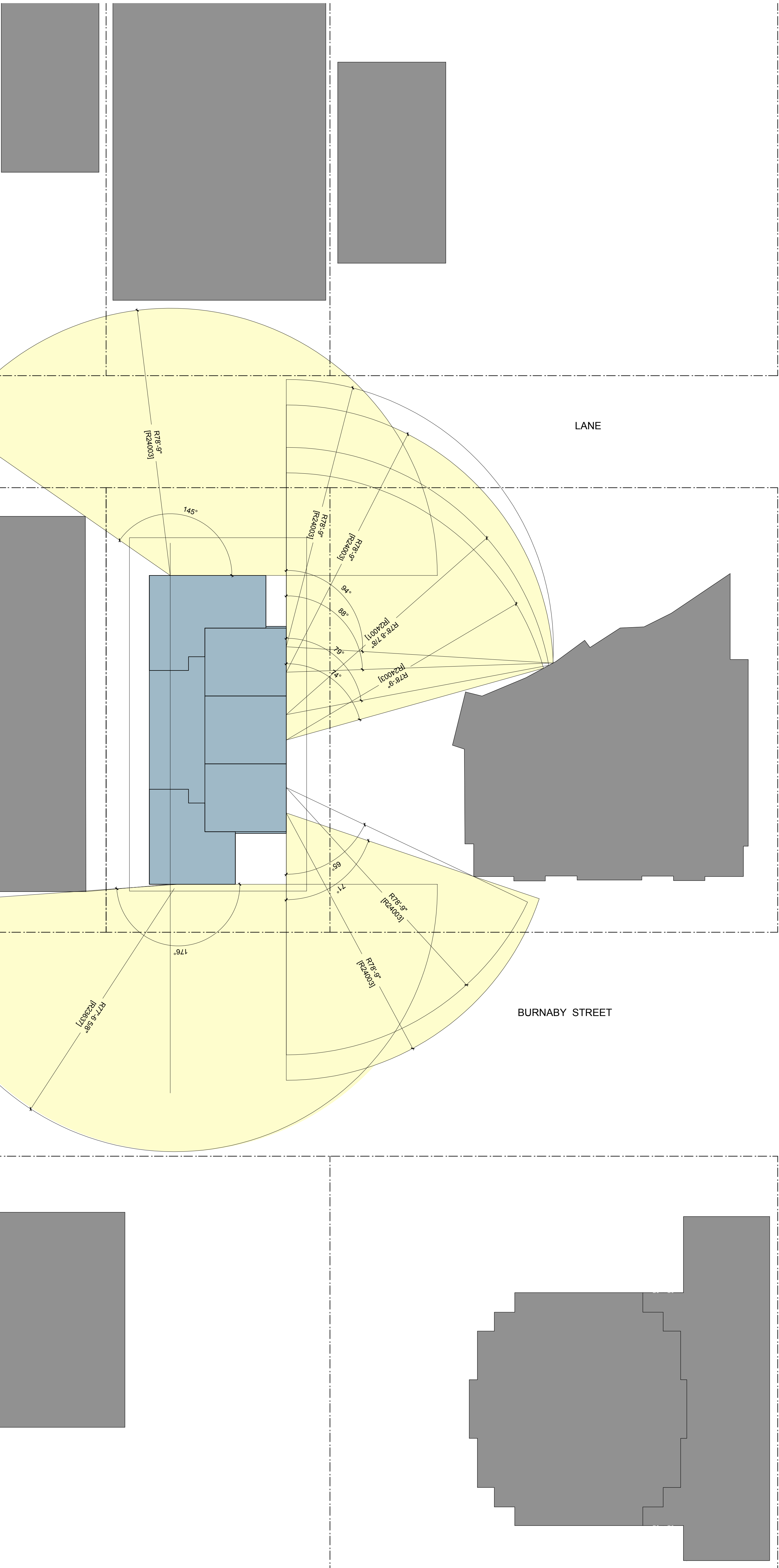
Project No.: 21621

A - 102

BURRARD STREET

BURNABY STREET

LANE



1 HORIZONTAL DAYLIGHT ANGLE
A-103 1/16"=1'-0"

Consultants

Notes

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No.	Date	Description
Revisions / Issues:		
Project Title		
1021 BURNABY STREET		

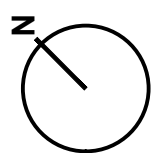
Sheet Title
HORIZONTAL DAYLIGHT ANGLE

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Reviewed by: AP

Project Name

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Graphic Scale

Scale: As Shown Drawing No.

Project No.: 21621

A - 103

Comments

Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues:		
Project Title:		
1021 BURNABY STREET		

Sheet Title:
P1 FLOOR PLAN

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Drawn By: AP

Project Name:

Date: 2017/09/22

Plot Date: 2017/11/27

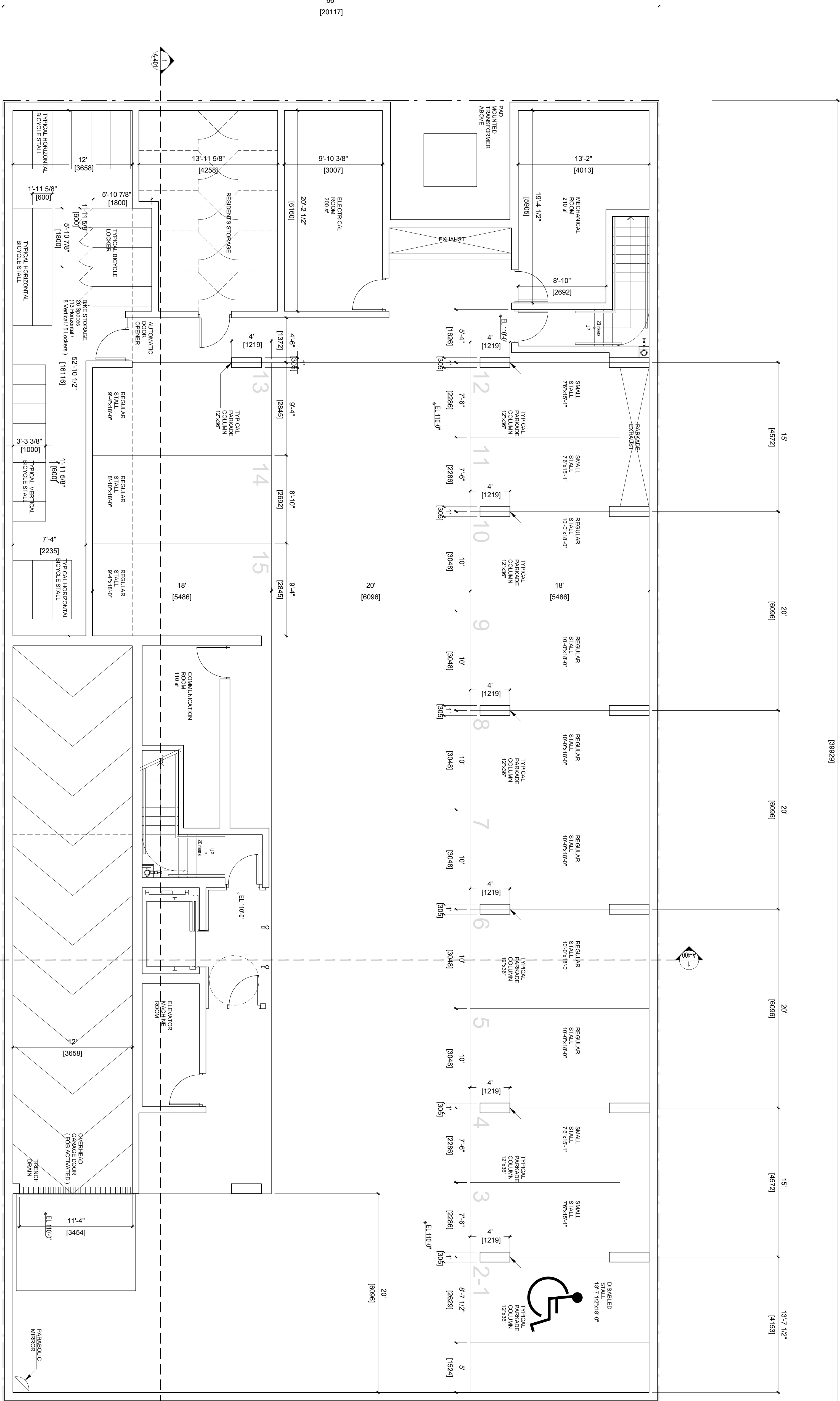
Graphic Scale

Scale: As Shown

Drawing No.

Project No.: 21621

A - 200



Notes

1021 BURNABY STREET

10

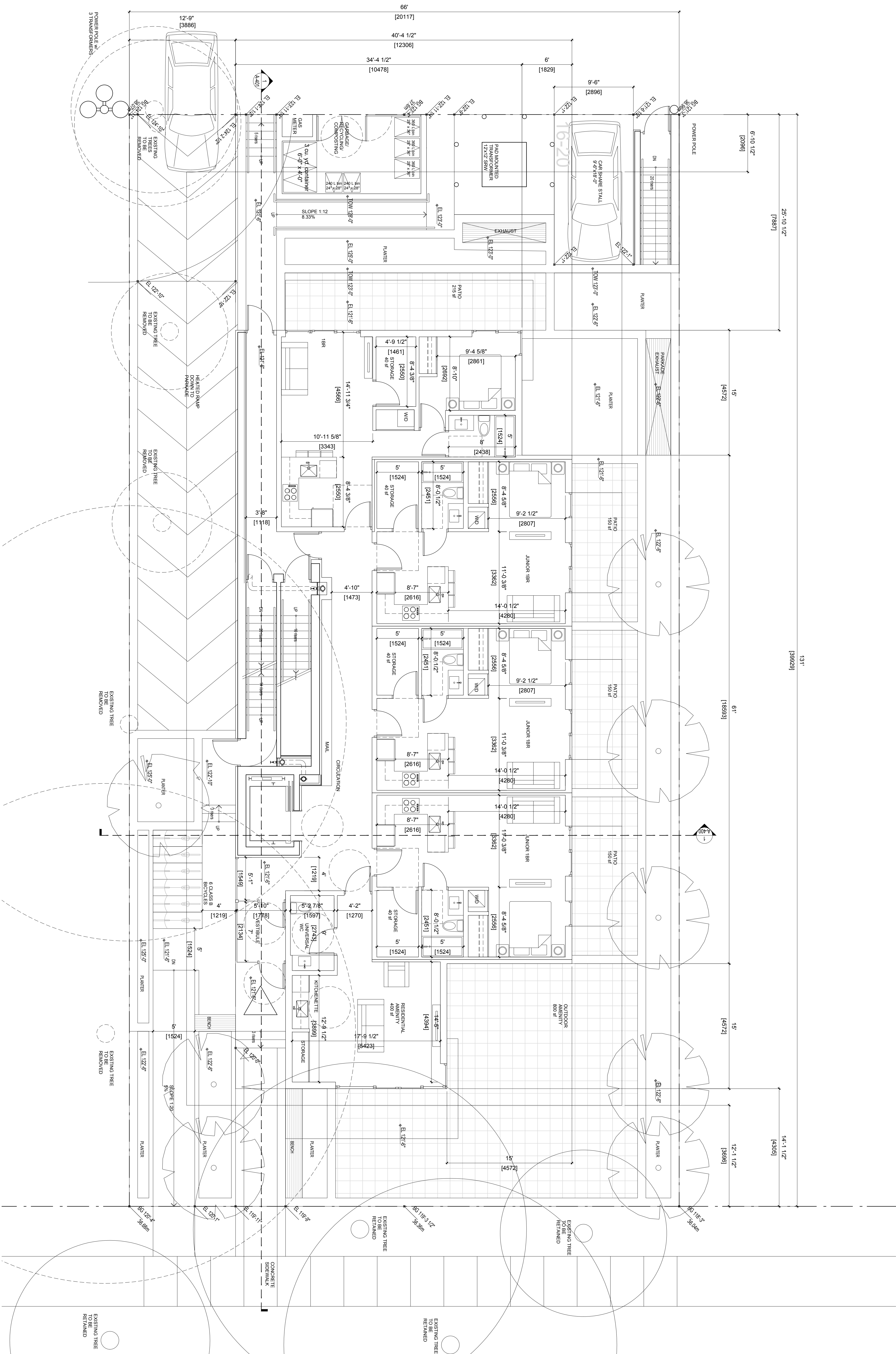
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Reviewed

Graphic Scale

Scale:

10



Comments

Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues		
Project Title		
1021 BURNABY STREET		

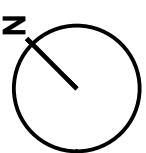
Sheet Title
TYPICAL L2-4 FLOOR PLAN

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Reviewed By: AP

Project Name

Date: 2017/09/22
Plot Date: 2017/11/27



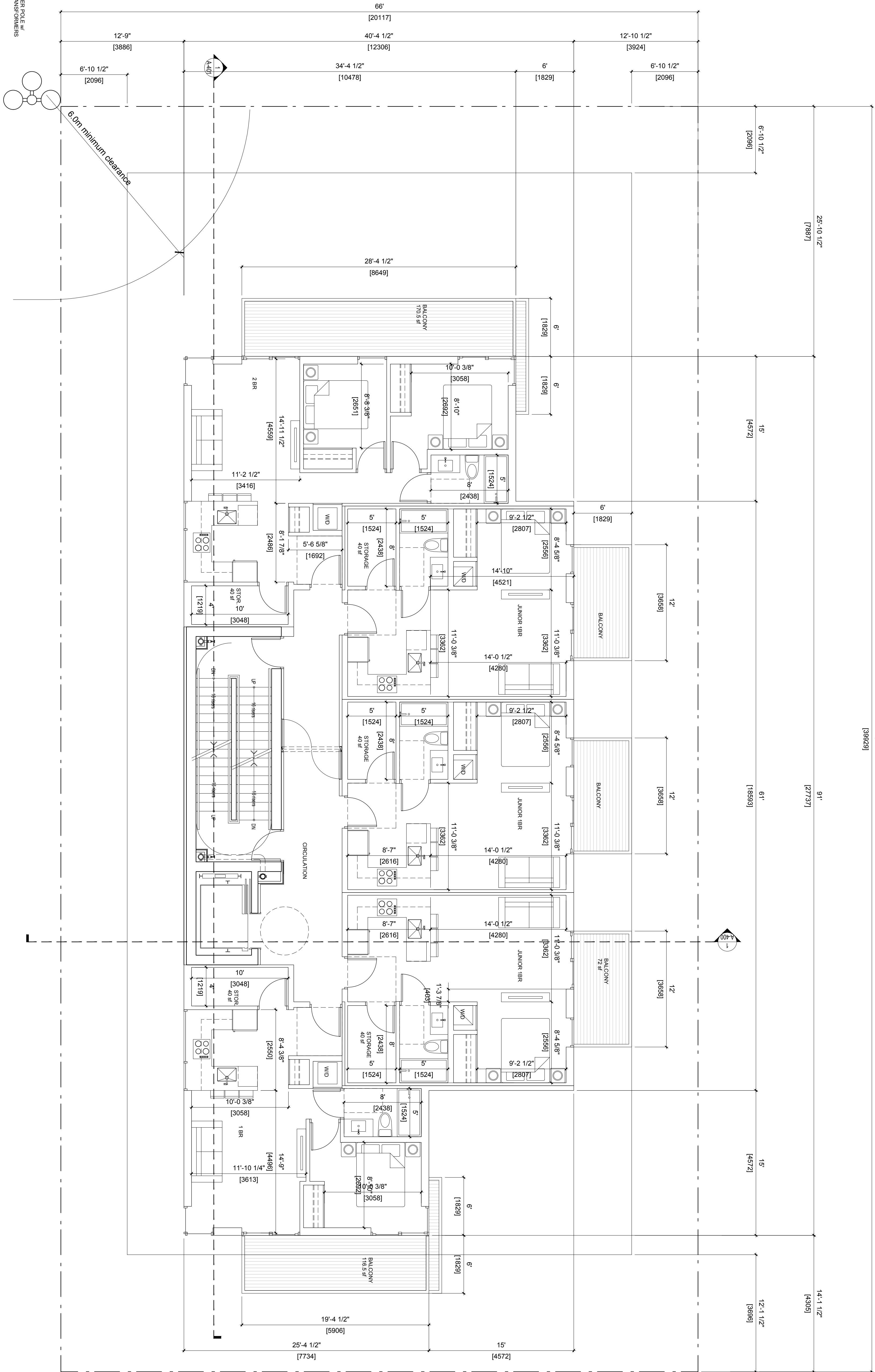
Graphic Scale

Scale: As Shown

Drawing No.

Project No.: 21621

A - 202



Comments

Notes

1	11/27/2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues:		
Project Title: 1021 BURNABY STREET		

Sheet Title:

L5 FLOOR PLAN

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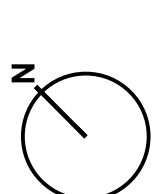
Drawn By: AP
Reviewed by: AP

Project Name:

Date: 2017/09/22

Plot Date: 2017/11/27

Graphic Scale

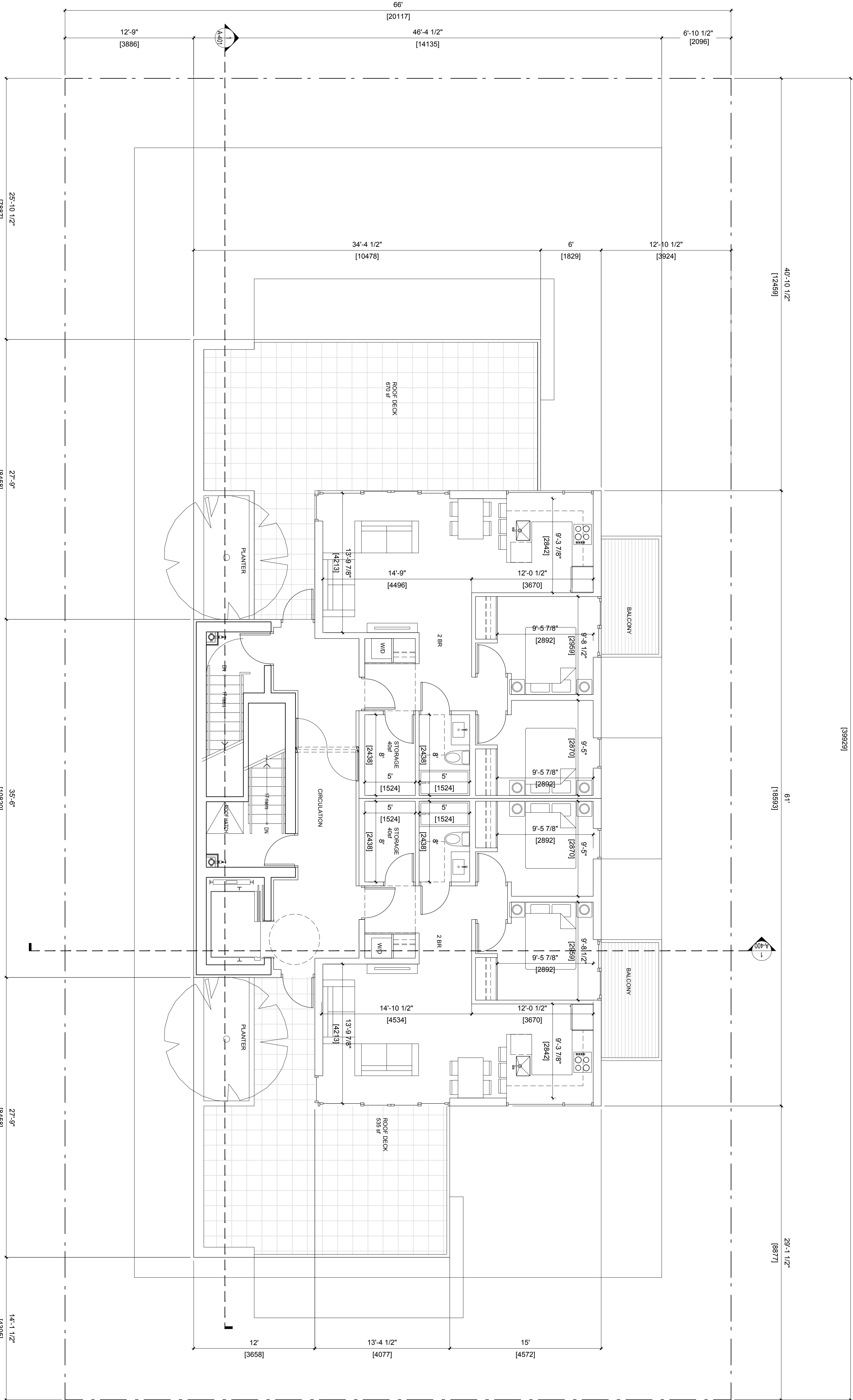


Scale: As Shown

Drawing No.

Project No.: 21621

A - 203



Notes:1021 BURNABY STREET

NO.	Date
Revisions / Issues:	

1	11.27.2017	Issued for Development Pe
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be informed of any discrepancies and variations shown drawing. Do not scale drawings.

Reviewed by: APPlot Date: 2017/11/27

10

Consultants
Notes

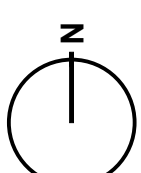
LEGEND:
1. HORIZONTAL METAL CLADDING
2. VERTICAL METAL CLADDING
3. WOOD CLADDING
4. METAL FASCIA
5. ALUMINUM WINDOW
6. ALUMINUM GLASS GUARDRAIL
7. ALUMINUM GLASS CANOPY

1	11-22-2017	Issued for Development Permit
No.	Date	Description
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Project Title		1021 BURNABY STREET

Sheet Title
WEST ELEVATION

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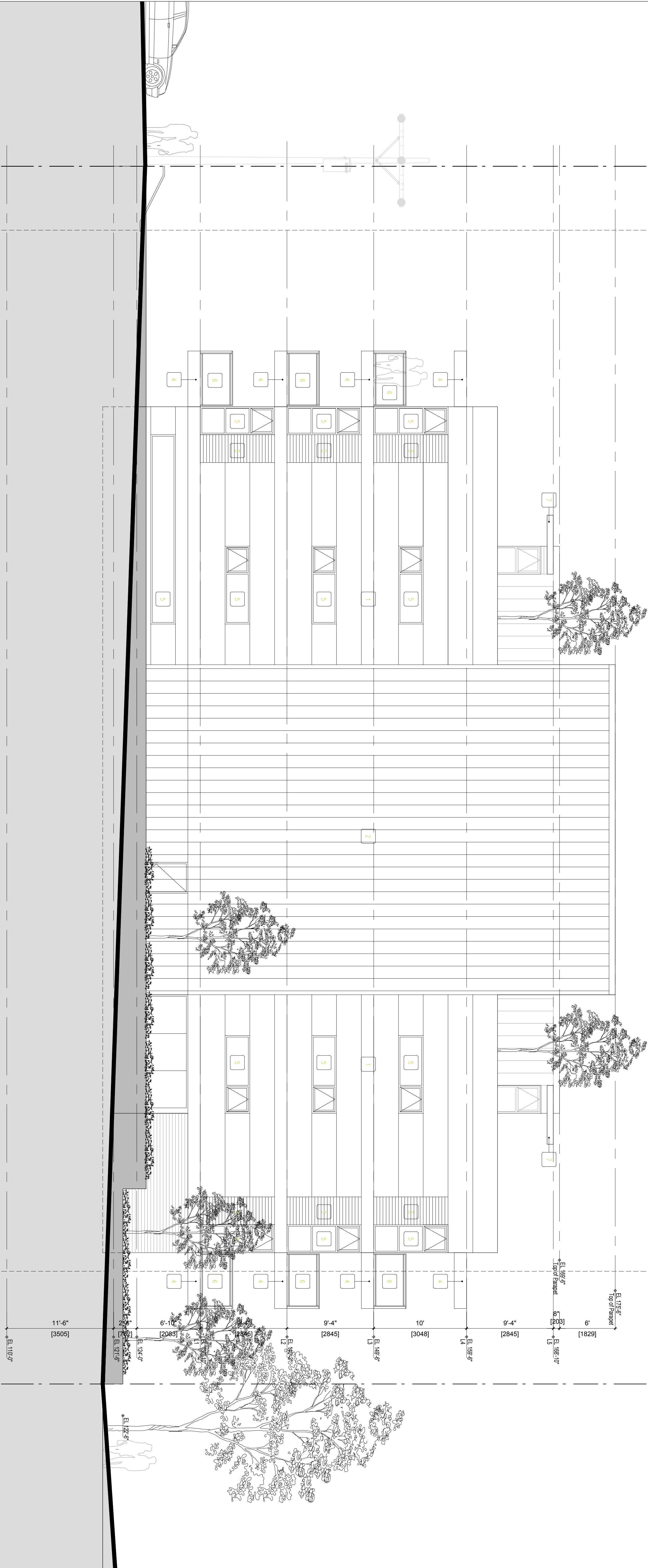
Drawn By: AP	Project Name:
Reviewed By: AP	

Date: 2017/09/22	
Plot Date: 2017/11/27	

Graphic Scale

Scale: As Shown	Drawing No.
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Project No.: 21621	A - 300
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Comments

Notes

LEGEND:

- HORIZONTAL METAL CLADDING
- WOOD CLADDING
- METAL FASCIA
- ALUMINUM WINDOW
- ALUMINUM GLASS GUARDRAIL
- ALUMINUM GLASS CANOPY

No.	1	11-27-2017	Issued for Development Permit
Date			
Revisions / Issues			Description

Project Title
1021 BURNABY STREET

Sheet Title
SOUTH & NORTH ELEVATION

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Project Name

Date: 2017/09/22
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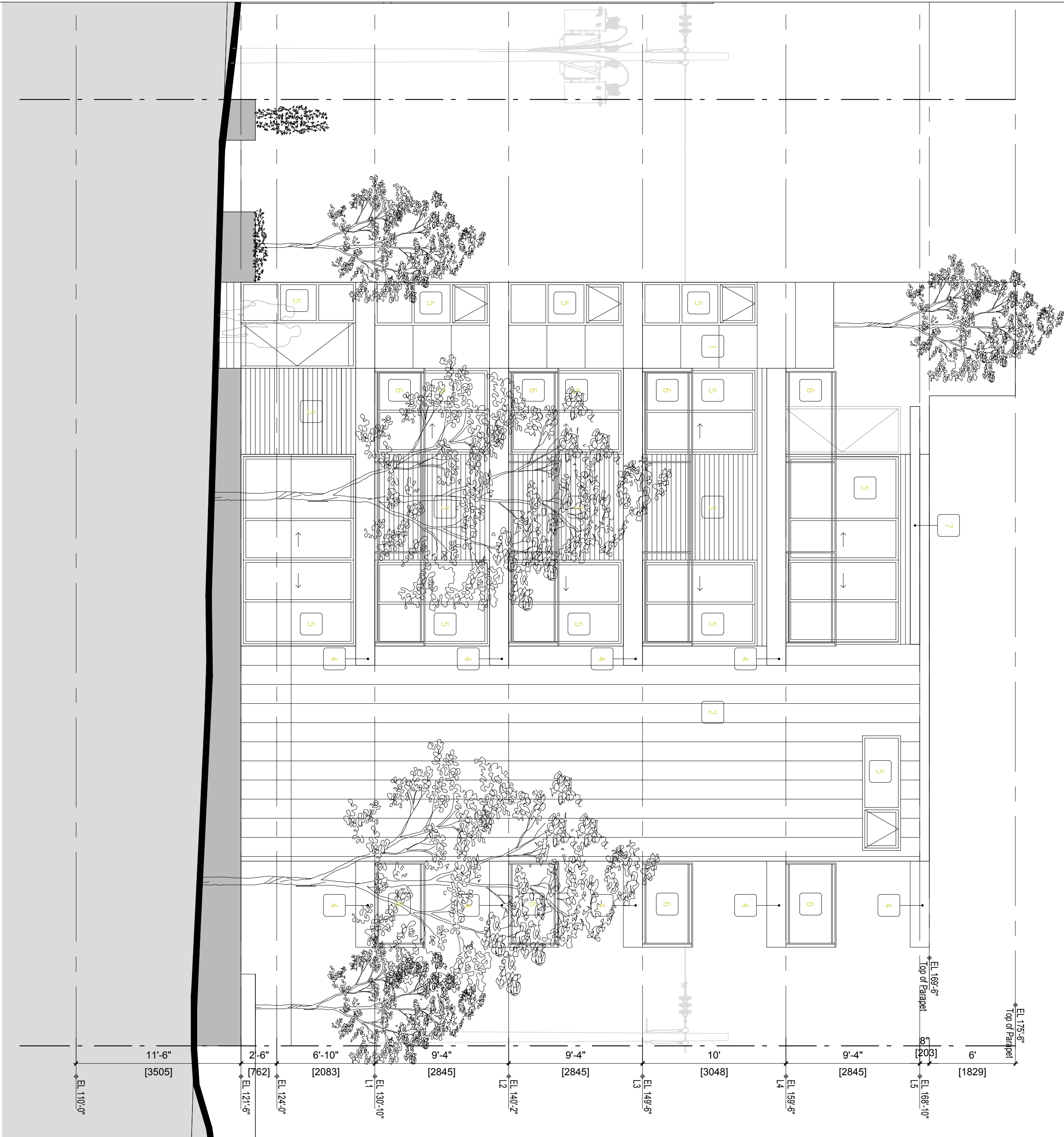
Graphic Scale

Scale: As Shown Drawing No.

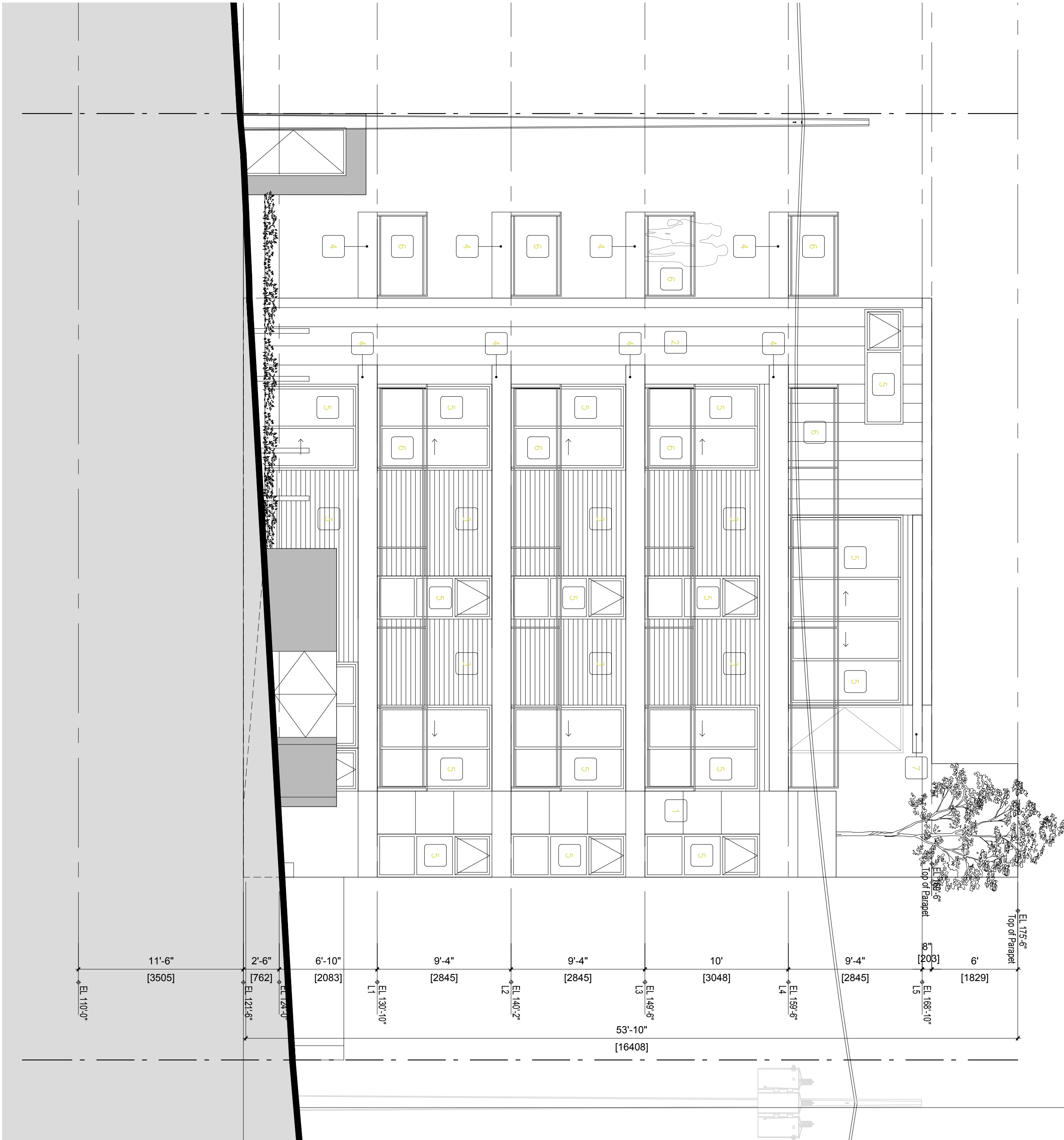
Project No.: 21621

A - 301

1 SOUTH ELEVATION
A-301 3/16"=1'-0"



2 NORTH ELEVATION
A-301 3/16"=1'-0"



Comments

Notes

LEGEND:

- 1. HORIZONTAL METAL CLADDING
- 2. VERTICAL METAL CLADDING
- 3. WOOD CLADDING
- 4. METAL FASCIA
- 5. ALUMINUM WINDOW
- 6. ALUMINUM GLASS GUARDRAIL
- 7. ALUMINUM GLASS CANOPY

No.	1	11-27-2017	Issued for Development Permit
Date			
Revisors / Issues			Description
Project Title	1021 BURNABY STREET		

Sheet Title

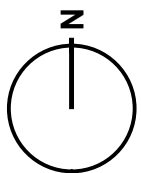
EAST ELEVATION

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Reviewed By: AP

Project Name

Date: 2017/09/22
Plot Date: 2017/11/27



Graphic Scale

Scale: As Shown Drawing No.

Project No.: 21621

A - 302

Consultants

Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
Revisions / Issues:		
Project Title		
1021 BURNABY STREET		

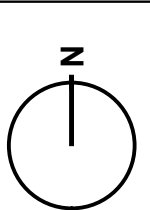
Sheet Title:
BURNABY & LANE STREETSCAPE

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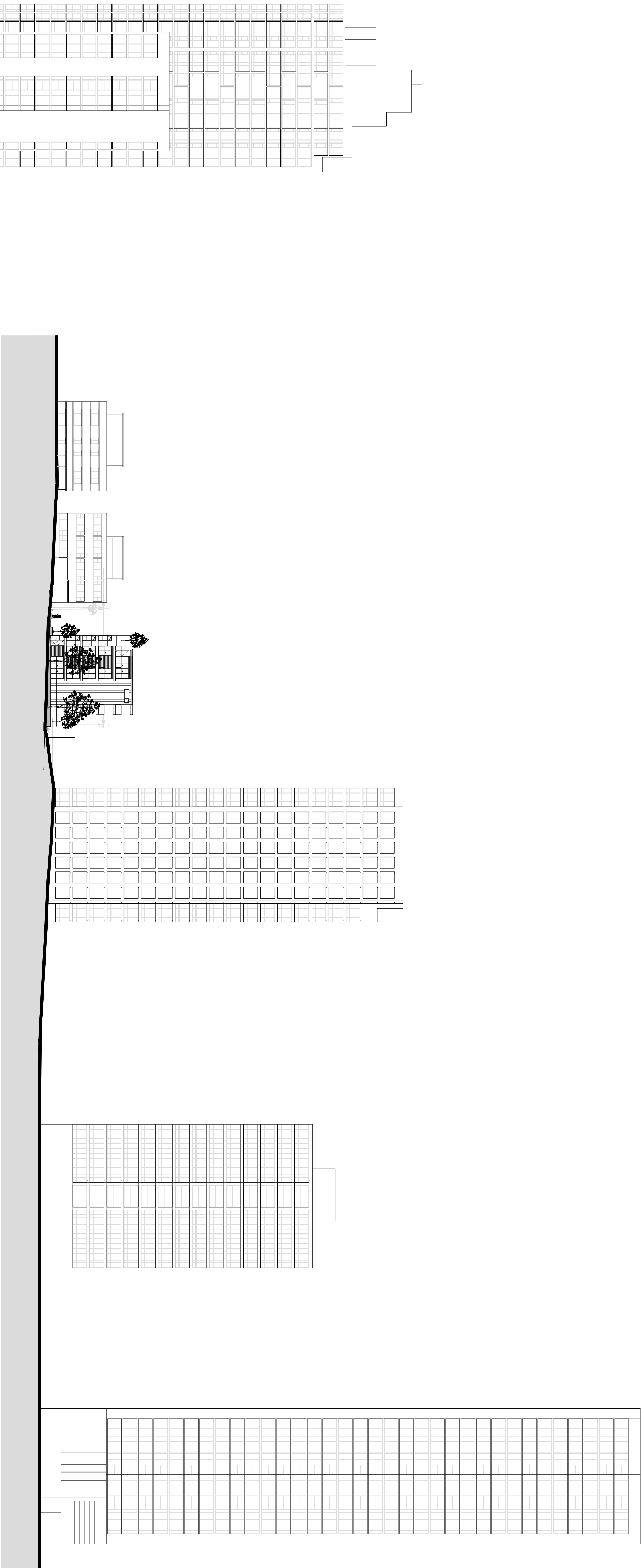
Graphic Scale

Scale: As Shown

Drawing No.

Project No.: 21621

A - 303



1 BURNABY STREETSCAPE
A-303 1/32"=1'-0"

1 LANE STREETSCAPE
A-303 1/32"=1'-0"

Comments

Notes

1	11-27-2017	Issued for Development Permit
No.	Date	Description
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Project Title		
1021 BURNABY STREET		

Sheet Title:

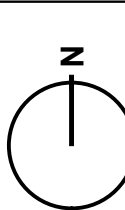
SECTION

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Date: 2017/09/22
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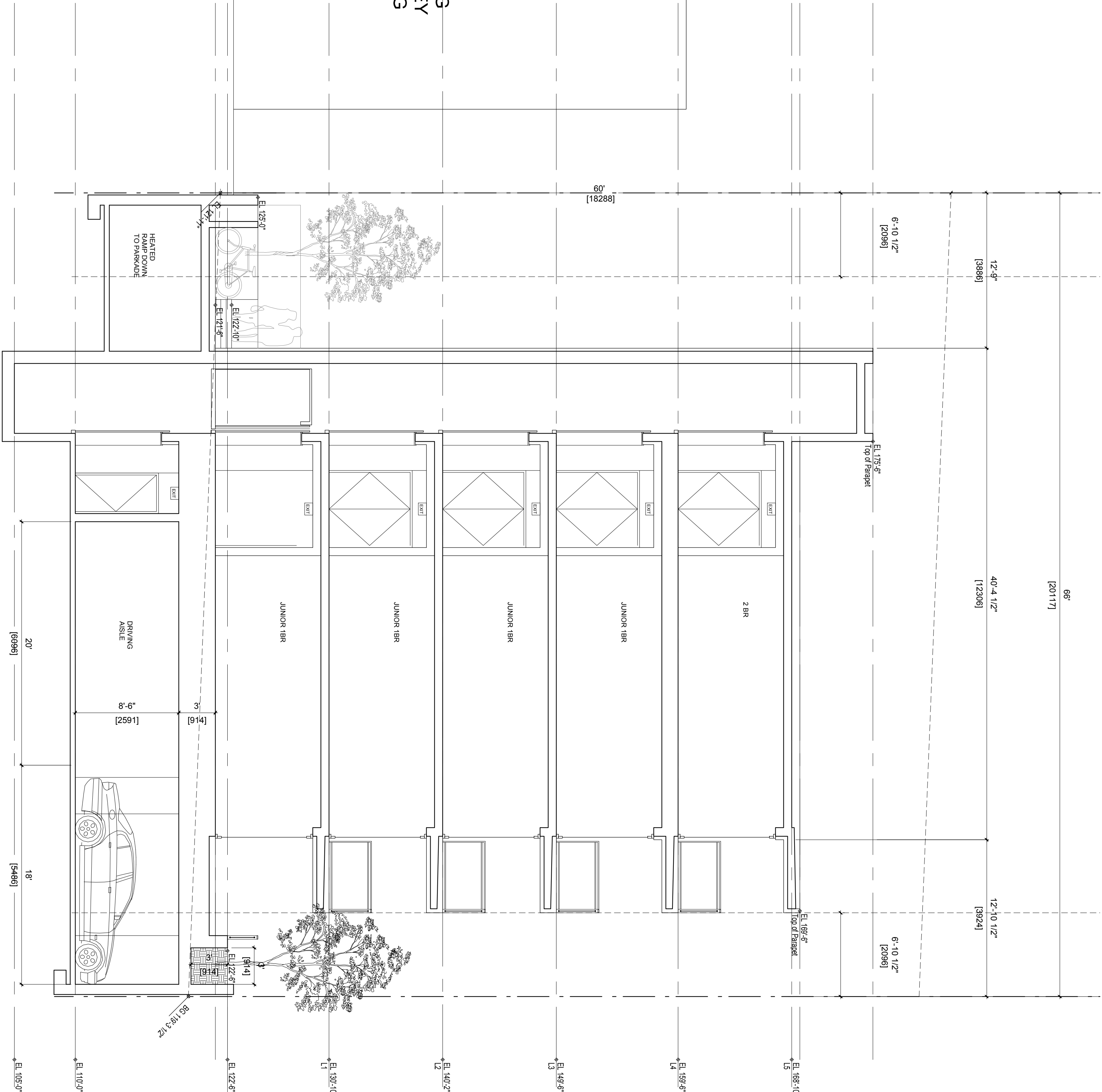
Graphic Scale

Scale: As Shown Drawing No.

Project No.: 21621

A - 400

EXISTING
4 STOREY
BUILDING



EXISTING
20 STOREY
TOWER

Notes:

Extensions / Issues:

021 BURNABY STREET

Sheet Title:

SECTION

Reviewed by

○

Not Date:

Graphic Scale

scale:

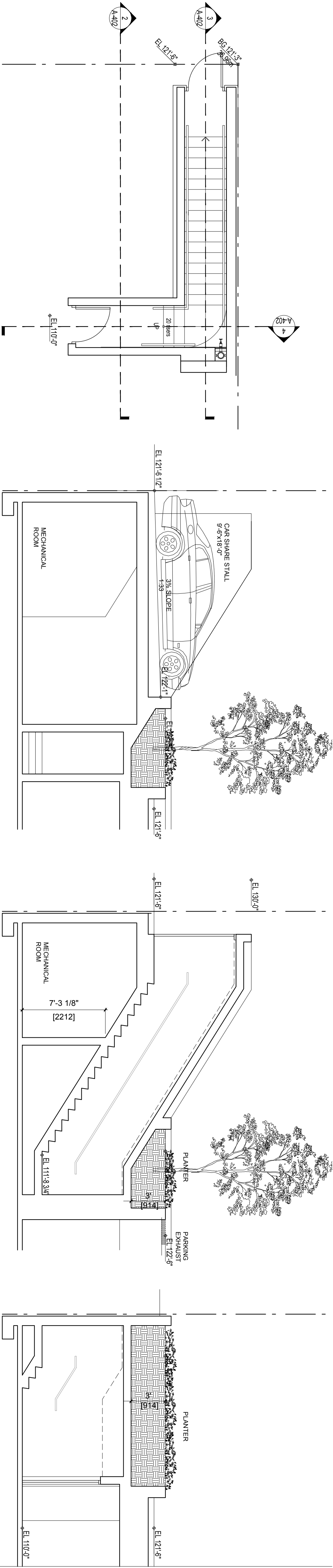
Drawing No.

Project No.:

A

Comments

Notes

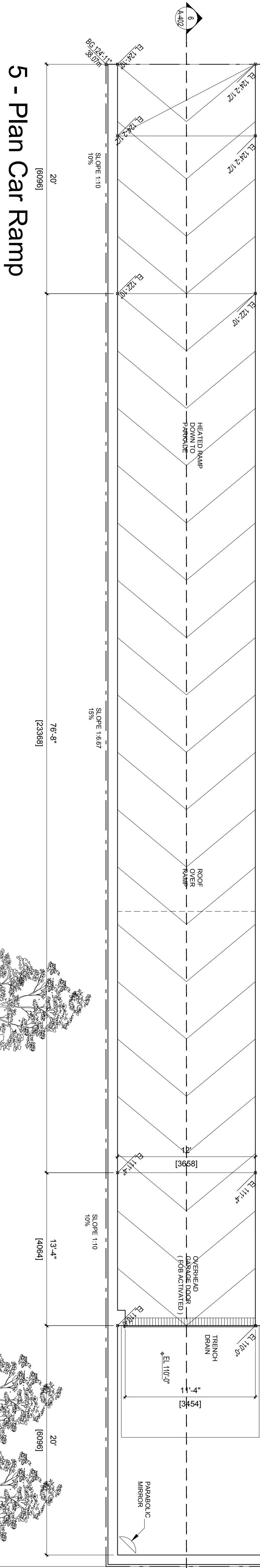


1 - Plan Exit Stair

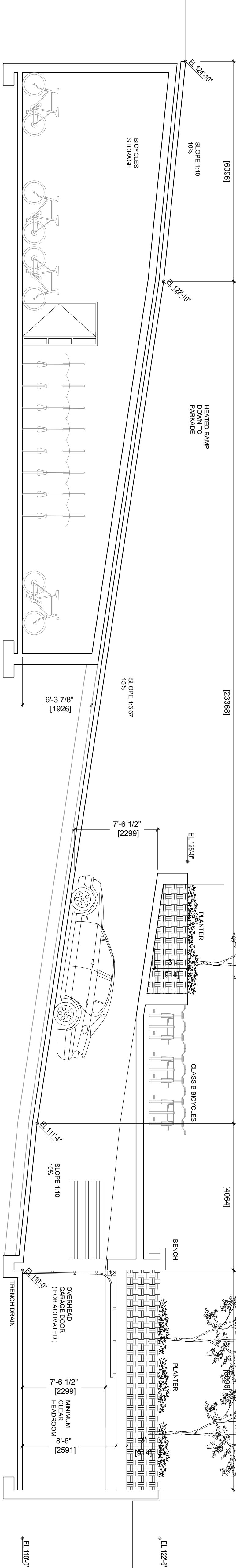
2 - Section @ Car Share

3 - Section @ Exit Stair

4 - Section @ Exit Stair



5 - Plan Car Ramp



6 - Section @ Car Ramp

1 PARTIAL SECTION
A-402 3/16"=1'-0"

1	11-27-2017	Issued for Development Permit
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1021 BURNABY STREET

Sheet Title:

PARTIAL SECTION

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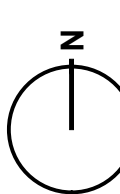
Project Name:

Reviewed By: AP

Date: 2017/09/22

Plot Date: 2017/11/27

Graphic Scale



Scale: As Shown Drawing No:

Project No.: 21621

A - 402

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Notes



1	11/27/2017	Issued for Development Permit
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Revisions / Issues:		
Project Title		
1021 BURNABY STREET		

Sheet Title

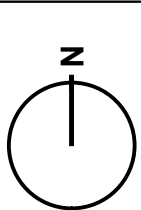
BURNABY STREETVIEW RENDERS

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Graphic Scale

Scale: As Shown

Drawing No.

Project No.: 21621

A - 500

Consultants

Notes



1	11-22-2017	Issued for Development Permit
No.	Date	Description

Revisions / Issues:

Project Title:
1021 BURNABY STREET

Sheet Title:

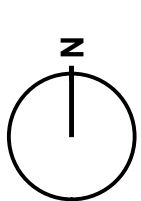
LANE STREETVIEW RENDERS

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Reviewed By: AP

Project Name:

Date: 2017/09/22
Plot Date: 2017/11/27

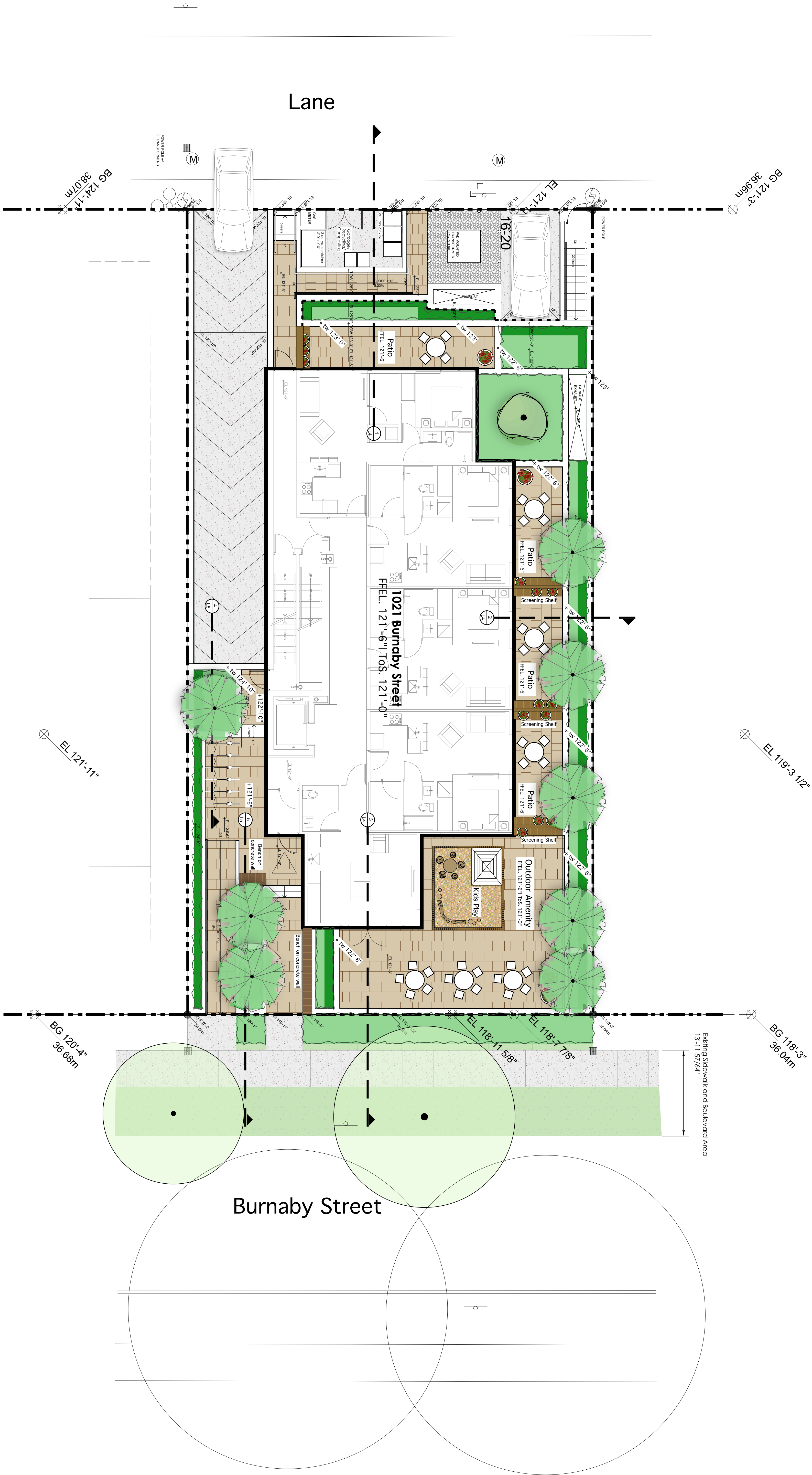


Graphic Scale

Scale: As Shown Drawing No:

Project No.: 21621

A - 501



DRAWING LIST

L-01	Existing Tree Retention and Removal Plan
L-01	Ground Floor Materials Plan
L-02	Ground Floor Planting Plan
L-03	Level 5 Materials and Planting Plan
L-04	Site sections
L-05	Site sections

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
2. Plant sizes and installed container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, trees shall be as defined in the BCNA (ANSI) Standard.
3. All trees to be stocked in accordance with BCNA Standard.
4. All trees to be stocked in 8' x 4' Deep Root Bases, certified on each tree between tree pit and sidewalk (ON BOTH SIDES, CURE AND SIDEWALK).
5. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
7. All irrigation valve boxes equipped with quick-couplers.
8. All irrigation valve boxes equipped with quick-couplers.

PLANT LIST

TREES	SYN	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
1	1	1	Cornus kousa 'Solent'	Sabotini Chinese Dogwood	Scm cal. 8x8
10	10	10	Magnolia stellata	Star magnolia	5 cm cal. 3m ht
SHRUBS & FERNS					
89	89	89	Cornus stricta 'Kelsey'	Kelsey Dogwood	#2 pot. 24" o.c.
1	1	1	Spirea japonica 'Double'	Spirea japonica 'Double'	#3 pot. 24" o.c.
94	94	94	Spirea japonica 'Double'	Spirea japonica 'Double'	#3 pot. 24" o.c.
181	181	181	Toxus media 'Hill'	Hill Toxus media	4 ft. 8x8. RB to RB
PERENNIALS, GROUND COVERS & GRASSES					
e	1.67		Erica carnea	Springwood white winter	4" pot. 6" o.c.

MATERIALS KEY

PAVING			MATERIAL	
			CIP Concrete (offsite)	Grovel/River Rock Drainage strip
			100mm thick, Saw cut as per plan.	
			Sod lawn	
			on grade	
			Hydropressed slabs, Colour: Dazzle Sand	
			Size: 12' x 12', 12' x 18', 12' x 24'	
			Festive Concrete Paving	
			12x24" Pavers	

2

Nov 28 2017

DP

Progress Plot

1

Nov 10 2017

Progress Plot

Revisions:

no. |

date:

item:

durante

trek

102 - 1637 West 5th Avenue

Vancouver BC V6J 1N5

T 604 684 4611

F 604 684 0577

www.dk|bcca

Project:
1021 Burnaby Street,
Vancouver BC

Drawn by:

RSS

Checked by:

PK

Date:

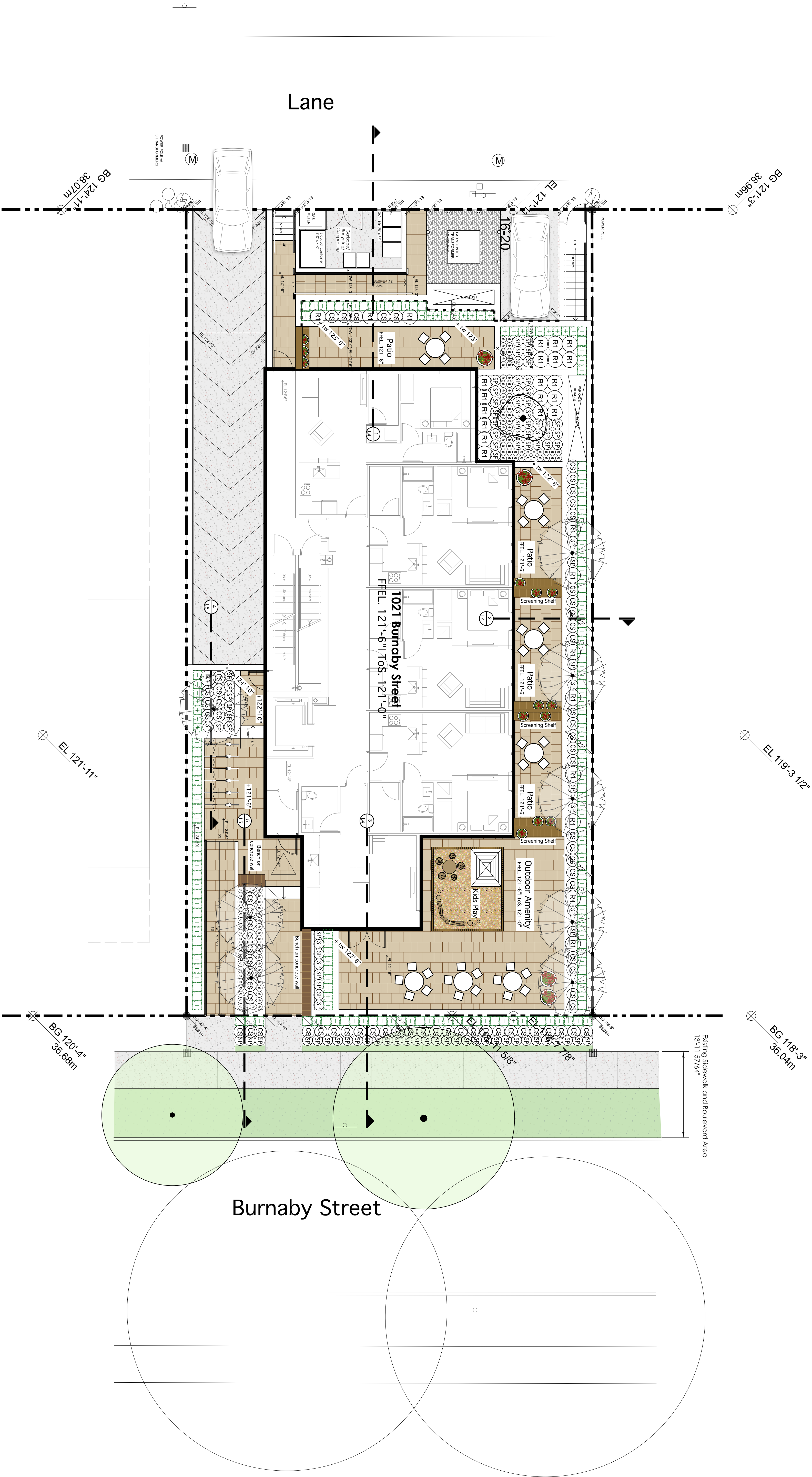
November, 2017

Scale:

1/8" = 1'-0"

Drawing Title:

Landscape Plan Ground Level



DRAWING LIST	
L-01	Existing Tree Retention and Removal Plan
L-01	Ground Floor Materials Plan
L-02	Ground Floor Planting Plan
L-03	Level 5 Materials and Planting Plan
L-04	Site sections
L-05	Site sections

LANDSCAPE NOTES	
1.	All work shall meet or exceed the requirements as outlined in the current Edition of the B.C. Landscape Standard.
2.	Plant sizes and related container classes are specified according to the B.C. Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNA (ANSI) Standard.
3.	All trees to be stocked in accordance with BCNA Standard.
4.	AND SIDEWALKS
5.	All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good condition.
6.	All irrigation valve boxes equipped with quick-couplers.

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
1	1	Cornus kousa 'Solent'	Sabotini Chinese Dogwood	Scm cal. 8x8
10		Magnolia stellata	Star magnolia	5 cm cal. 3m ht

SHRUBS & FERNS				
89		Cornus stricta 'Kelsey'	Kelsey Dogwood	#2 pot. 24" o.c.
94		Sorbus japonica 'Double'	Gold Flame Sorbus	#3 pot. 24" o.c.
181		Toxus media 'Hill'	Hill Toxus media	4 ht. 8x8, 8x10 RB

PERENNIALS, GROUND COVERS & GRASSES				
167		Erica cornuta	Springwood white winter	4" pot. 6" o.c.

MATERIAL KEY	
PAVING	
100mm thick, Saw cut as per plan.	Gravel/River Rock Drainage strip
Sod lawn on grade	
Hydropressed slabs, Colour: Desert Sand Size: 12' x 12', 12' x 18', 12' x 24"	
Feature Concrete Paving	

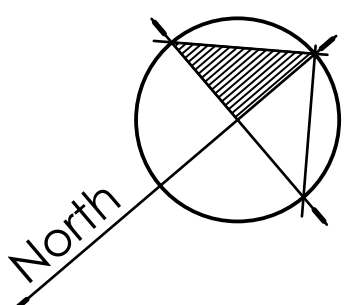
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Drawn by:	RSS
Checked by:	PK
Date:	November, 2017
Scale:	1/8" = 1'-0"
Drawing Title:	Ground Level Planting Plan

Revisions:	2 Nov 28 2017 DP Progress Plot
1 Nov 10 2017	
no. date:	item:

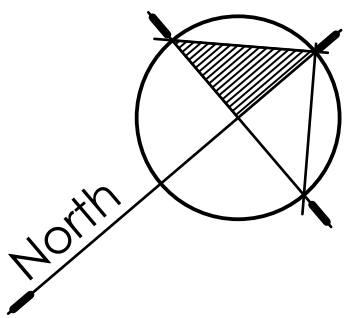
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Revisions:

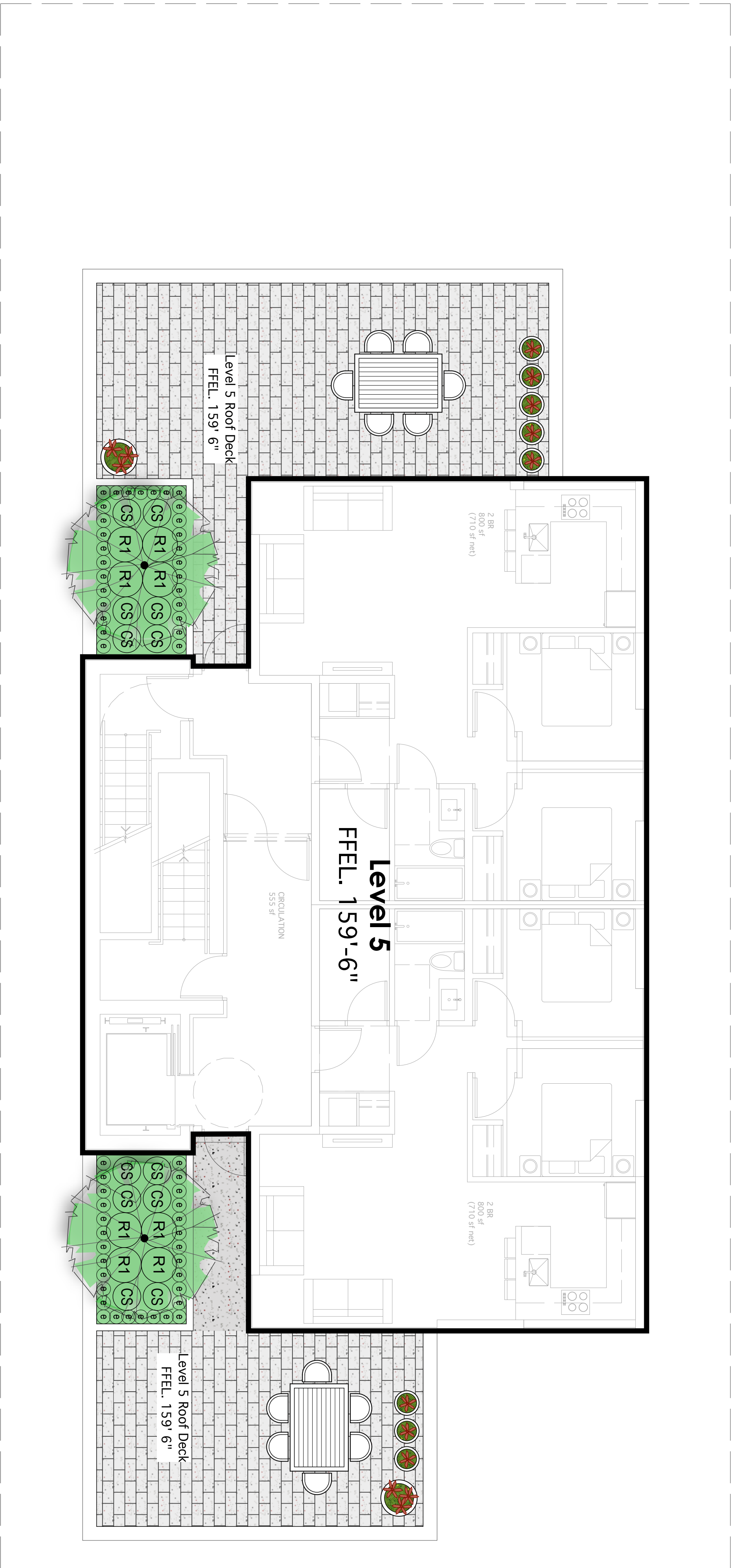
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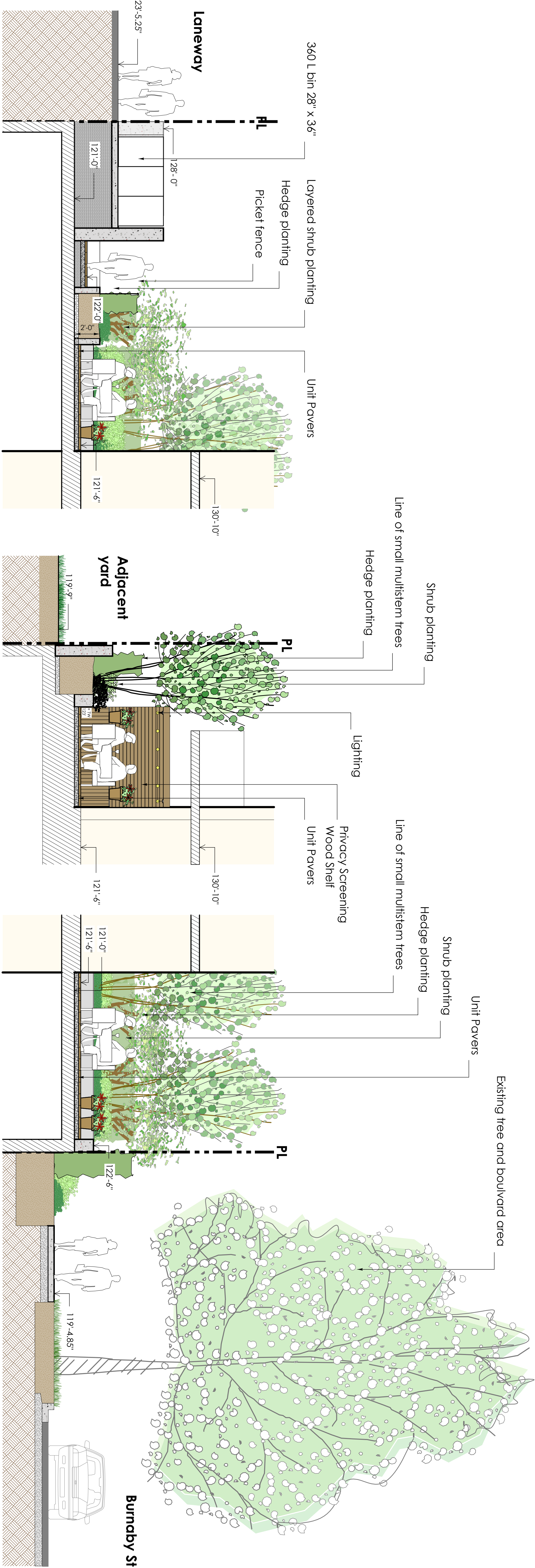
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Vancouver BC**

Drawn by:	JSS
Checked by:	PK
Date:	November, 2017
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Drawing Title:	

**Landscape Plan
Level 5**

Project No.:	
17094	
Sheet No.:	





2	Nov 28 2017	DP
1	Nov 10 2017	Progress Set
no.:	date:	item:
Revisions:		

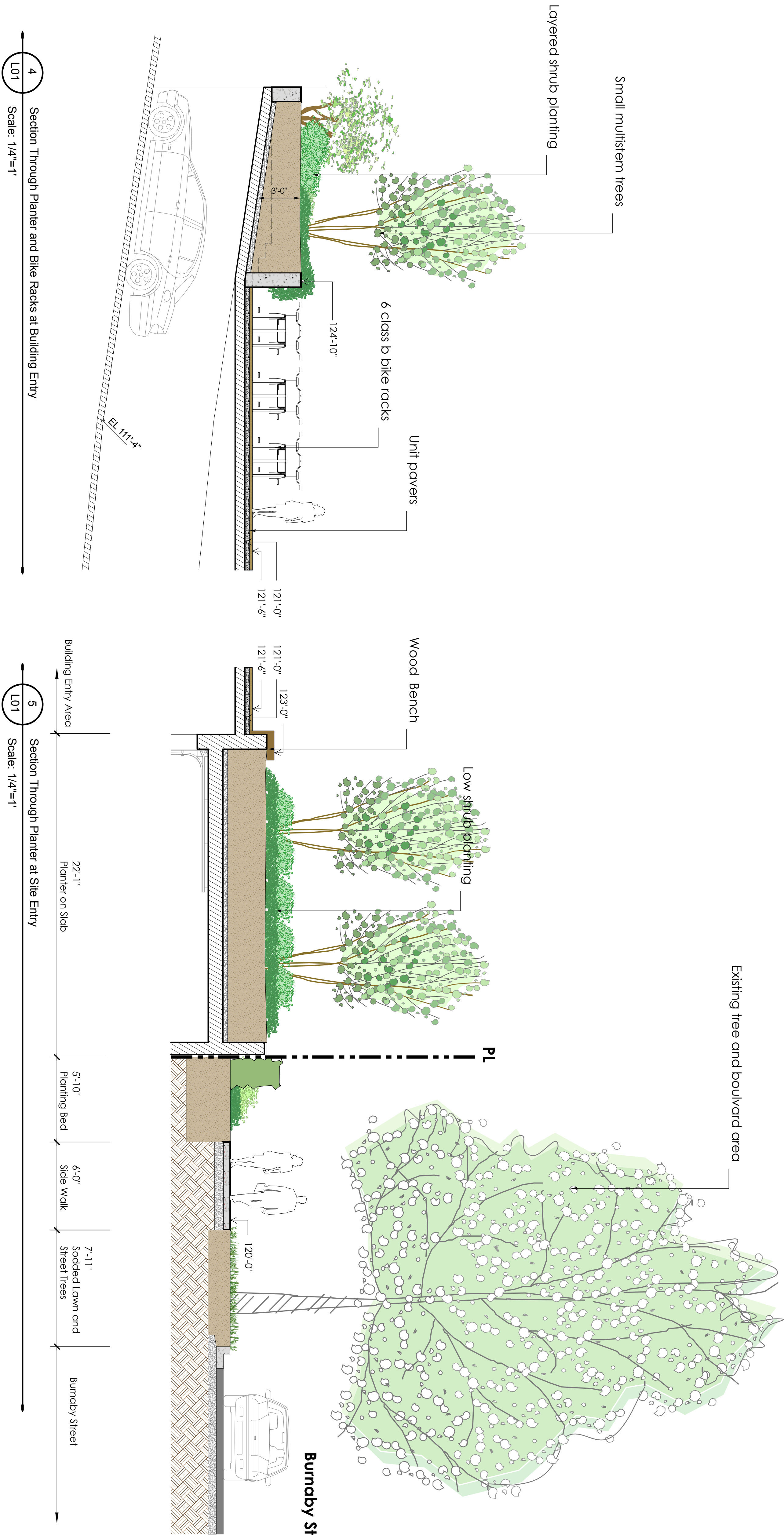
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Project:
**1021 Burnaby Street,
Vancouver BC**

Drawn by:	RSS
Checked by:	PK
Date:	November, 2017
Scale:	1/4" = 1'-0"
Drawing Title:	

Landscape Sections

Project No.:	17094
Sheet No.:	



2	Nov 28 2017	DP
1	Nov 10 2017	Progress Set
no.:	date:	item:
Revisions:		

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Project:
**1021 Burnaby Street,
Vancouver BC**

Drawn by:	RSS
Checked by:	PK
Date:	November, 2017
Scale:	1/4" = 1'-0"
Drawing Title:	

Landscape Sections

Project No.:	17094
Sheet No.:	