

# 325 / 333 CARRALL ST

Development Permit Set

MILLENNIUM GROUP

April 23, 2018

H U M  
A \*  
N

Human Studio | Architecture + Urban Design  
#204 - 1151 Johnson St. Vancouver, Canada

0006





1 West Hastings



2 West 8 Street (West of Carrall)



3 West 8 Street (East of Carrall)



4 West Hastings



5 West Hastings



6 West Carrall St. & 9 West Hastings



7 West Hastings @ 412 Carrall St.



8 West Carrall St.



9 West Hastings

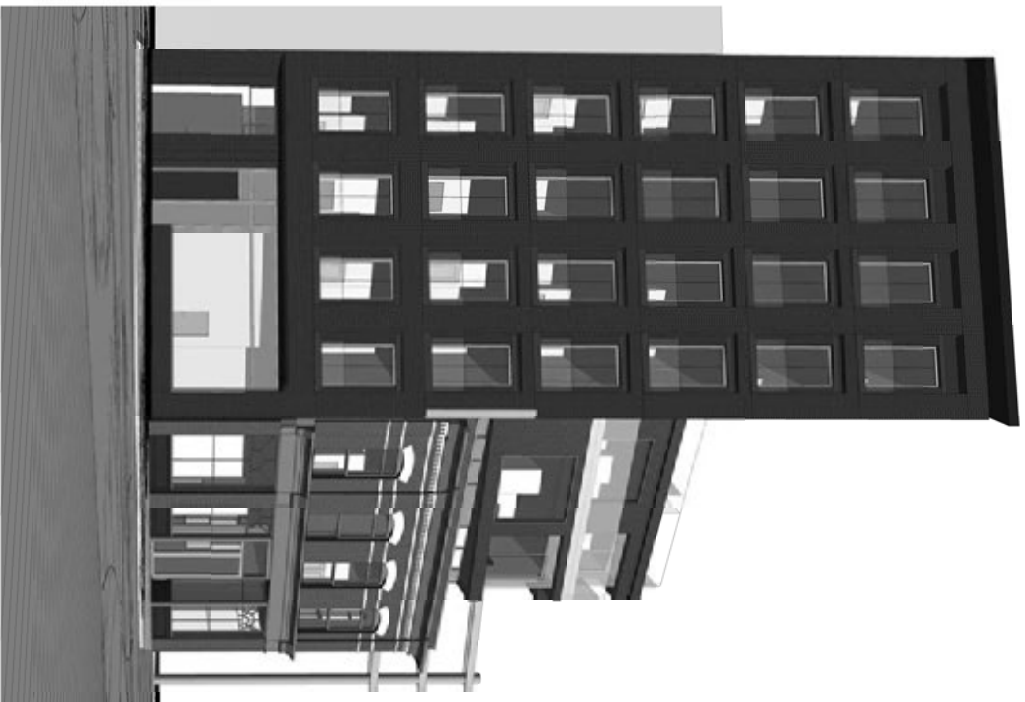
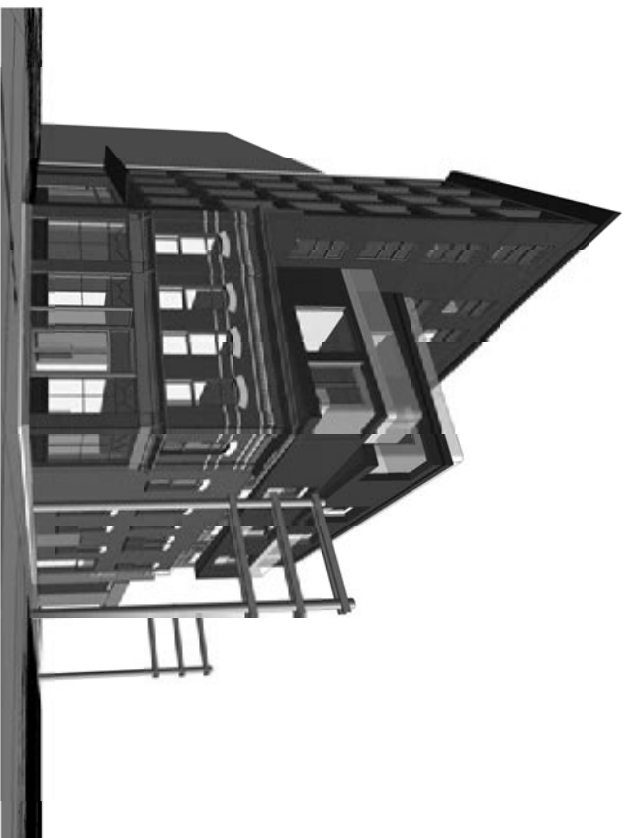


2018-04-23 1 Development Permit  
DATE ISSUED DESCRIPTION  
/REV

**325/333 CARRALL**  
MILLENNIUM GROUP  
Human Studio | Architecture + Urban Design  
#204 - 1551 Johnson St., Vancouver, Canada

Context  
Photographs

**A0.02**  
0006

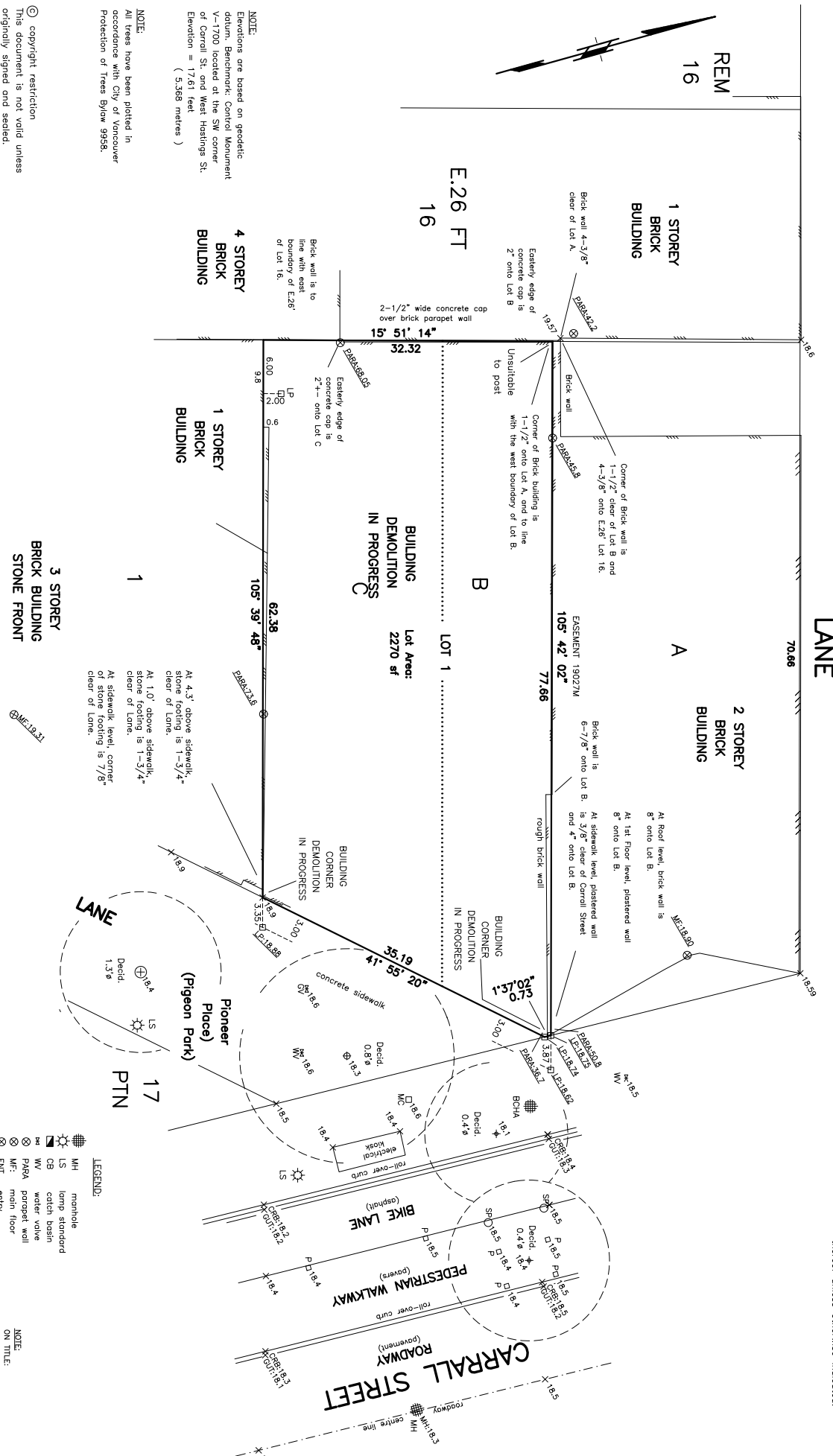




PLAN OF SURVEY OF LOTS B AND C, BOTH OF LOT 17,  
BLOCK 3, OLD GRANVILLE TOWNSITE, PLAN 6135

333 Carrall Street  
Vancouver, B.C.

**ZONING: HA-2**



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**CERTIFIED CORRECT:**  
March 10, 2017

**CERTIFIED CORRECT:**  
March 10, 2017

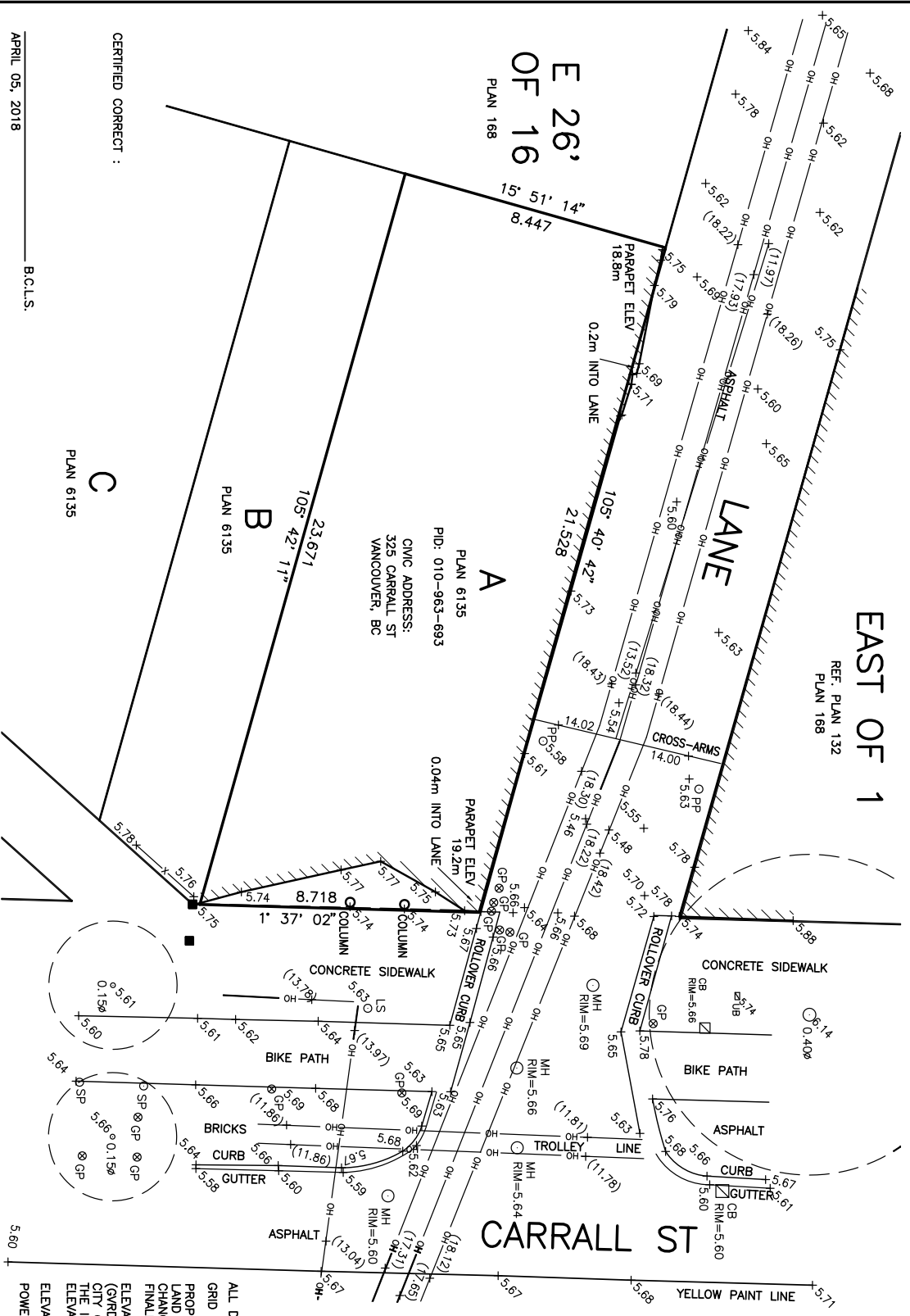
**B.C.L.S.**

LOT B PID: 010-963-731  
LOT C PID: 010-963-758

LOT B PID: 010-963-731  
LOT C PID: 010-963-758

Appendix D. Page 5 of 36

# EAST OF 1 REF. PLAN 132 PLAN 168



## LEGEND :

- - LEAD PLUG
- MH - MANHOLE
- CB - CATCH BASIN
- ⊗ GP - GUARD POST
- SP - SIGN POST
- LS - LAMP STANDARD
- PP - POWER POLE
- ⊗ UB - UTILITY BOX
- - PROPERTY LINE
- - FENCE LINE
- - OVERHEAD POWER LINES

ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.  
 GRID BEARINGS ARE DERIVED FROM PLAN EPP70154.  
 PROPERTY LINES ARE BASED ON FIELD SURVEY AND  
 LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO  
 CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO  
 FINALIZE PROPERTY LINE DIMENSIONS.  
 ELEVATIONS ARE IN METRES, TO GEODETIC DATUM  
 (GVD MARCH 15, 2005 READJUSTMENT) REFERRED TO  
 CITY OF VANCOUVER MONUMENT V-1700 LOCATED AT  
 THE INTERSECTION OF HASTINGS AT AND CARRALL ST.  
 ELEVATION = 5.368 m.  
 ELEVATIONS SHOWN THUS : +5.37  
 POWER LINE ELEVATIONS SHOWN THUS : +(13.37)

CERTIFIED CORRECT :

APRIL 05, 2018 B.C.L.S.

**UNDERHILL GEOMATICS LTD.**  
 ENGINEERS AND SURVEYORS

210A-3430 BRIGHTON AVENUE  
 BURNABY, B.C. V5A 3H4  
 TEL. (604) 732-3384 FAX (604) 732-4709



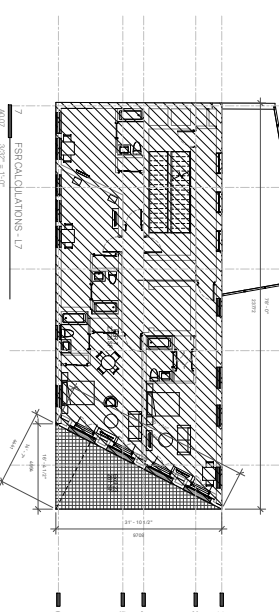
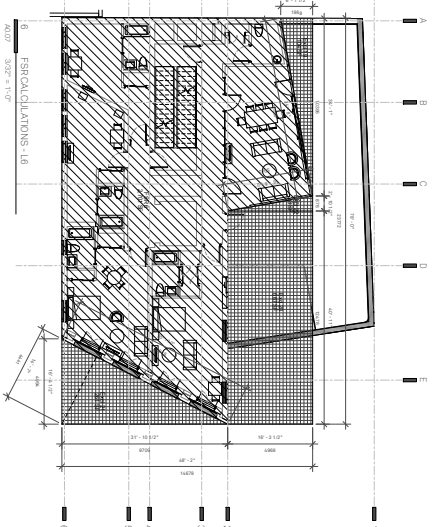
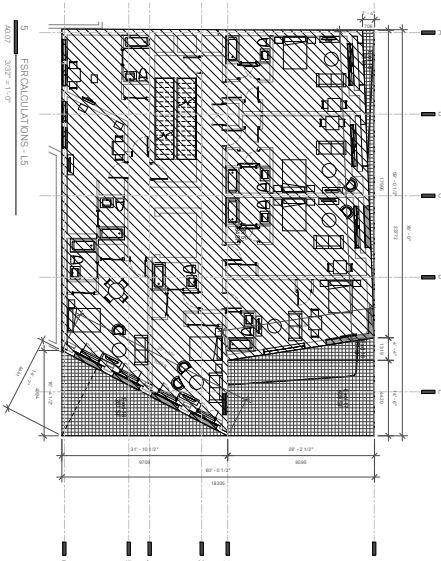
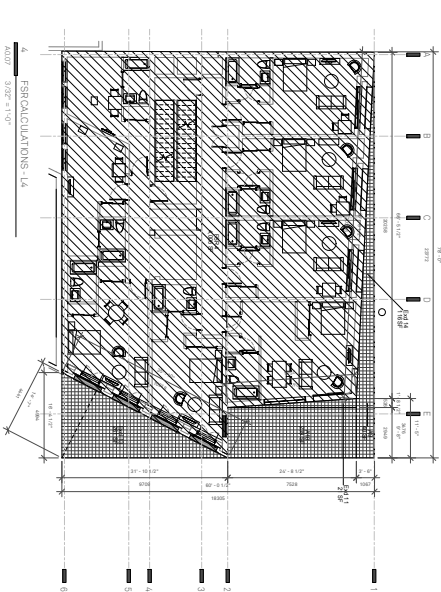
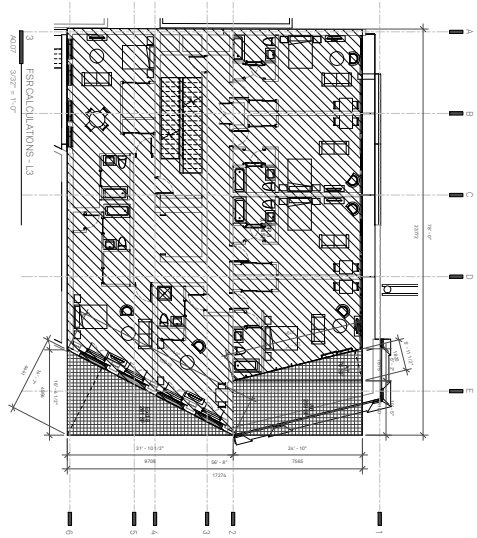
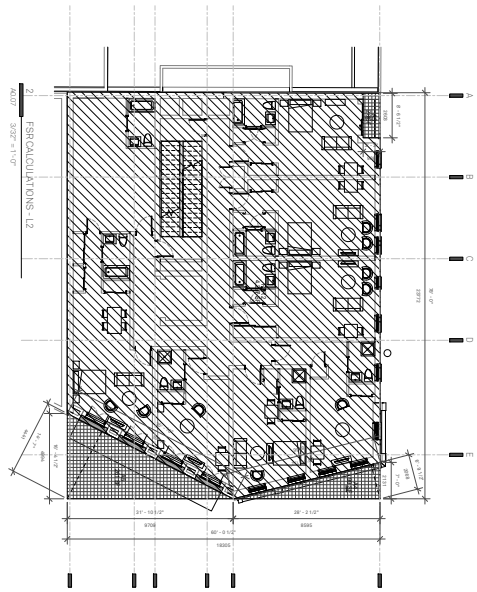
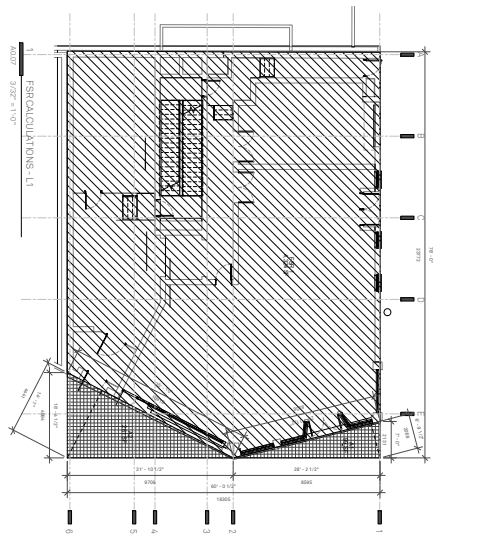
R1: POWER LINES ADDED (APRIL 05, 2018)

FILE NO. V17051-TOP-01-M-R1.dwg

R2: POWER LINE ELEVATIONS ADDED (APRIL 05, 2018)

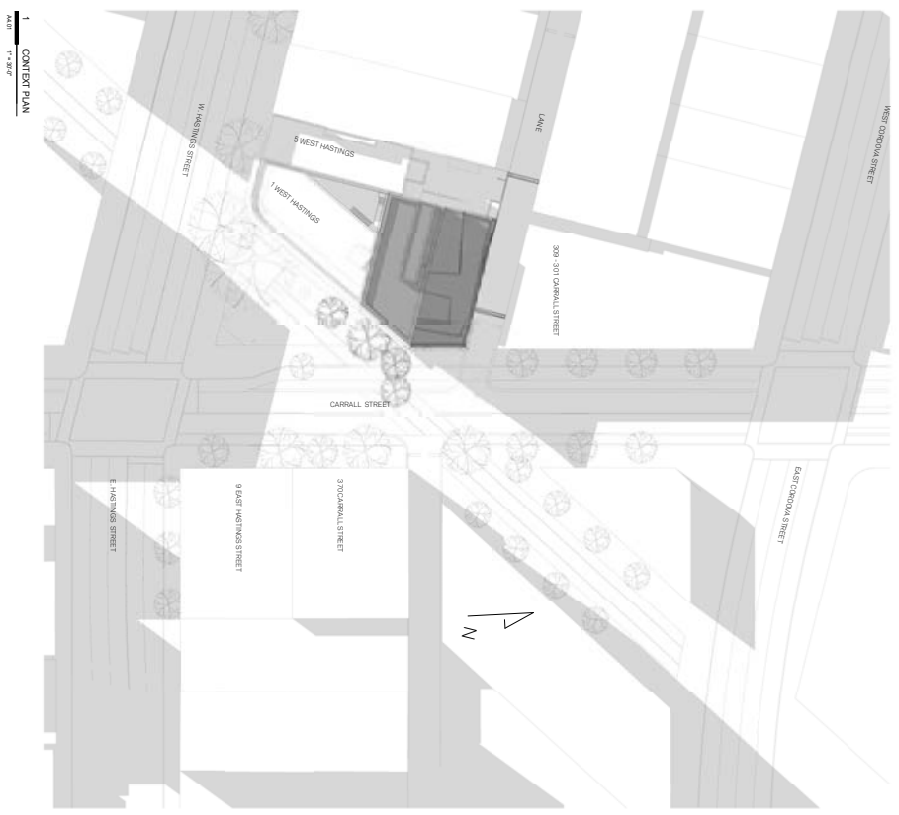
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1:125m	MAR. 08, 18	MILLENNIUM GROUP	TOPOGRAPHIC SURVEY OF LOT A OF LOT 17, BLOCK 3, OLD GRANVILLE TOWNSITE PLAN 6135	H-3284C	2
				SHEET 1 OF 1	



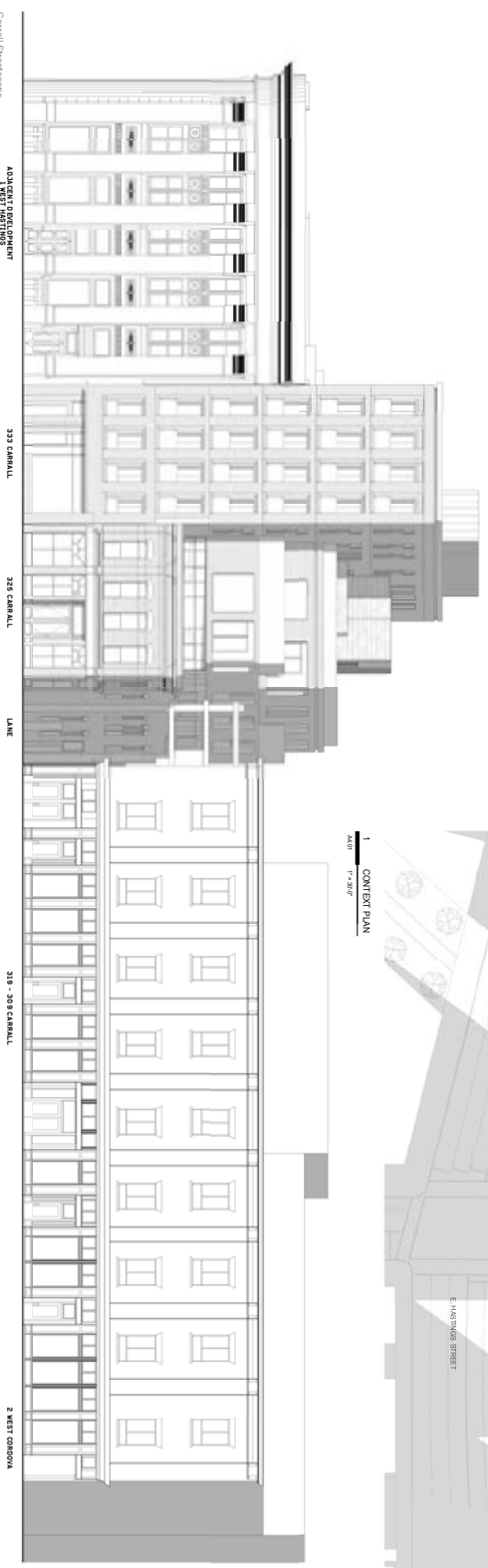


FSR CALCULATION			
Level	Area	Sq. F.	Sq. M.
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FSR CALCULATIONS - L3	FSR 3	6,522.41	603.97
FSR CALCULATIONS - L4	FSR 4	6,522.41	603.97
FSR CALCULATIONS - L5	FSR 5	6,522.41	603.97
FSR CALCULATIONS - L6	FSR 6	6,522.41	603.97
FSR CALCULATIONS - L7	FSR 7	6,522.41	603.97
FSR CALCULATIONS - L8	FSR 8	6,522.41	603.97
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FSR CALCULATIONS - L10	FSR 10	6,522.41	603.97
FSR CALCULATIONS - L11	FSR 11	6,522.41	603.97
FSR CALCULATIONS - L12	FSR 12	6,522.41	603.97
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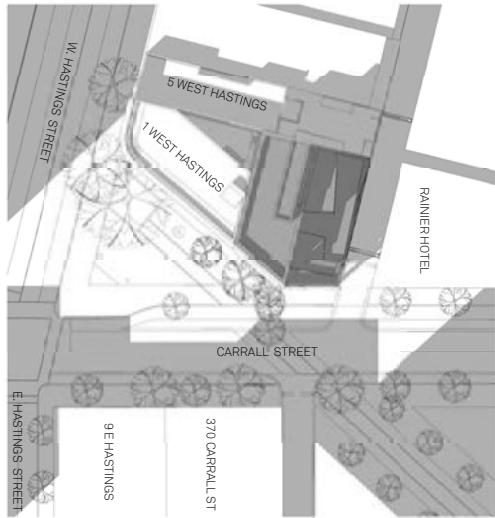




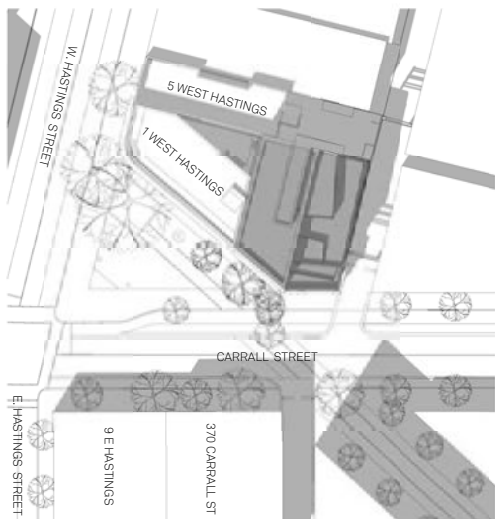
1. CONTEXT PLAN  
SCALE: 1" = 30'



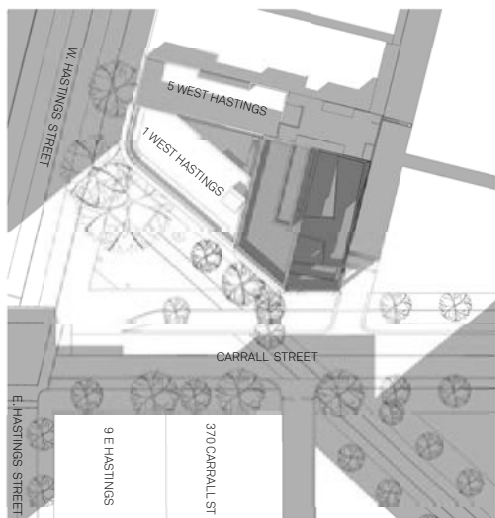
2. Carrall Street View  
A1.02 3/22/17



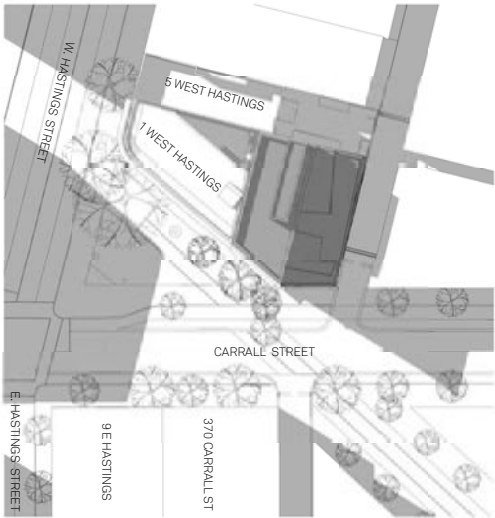
March 21 - 10am



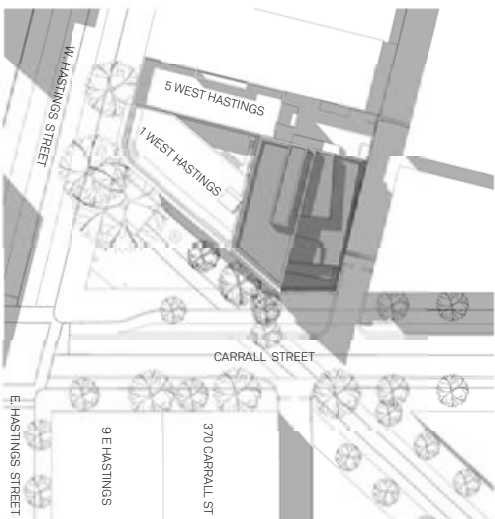
June 21 - 10am



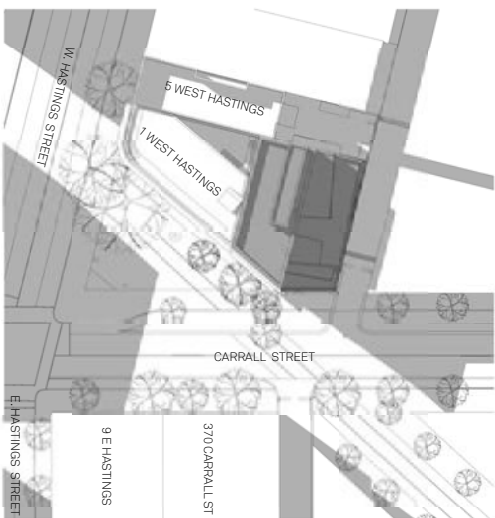
March 21 - 10am



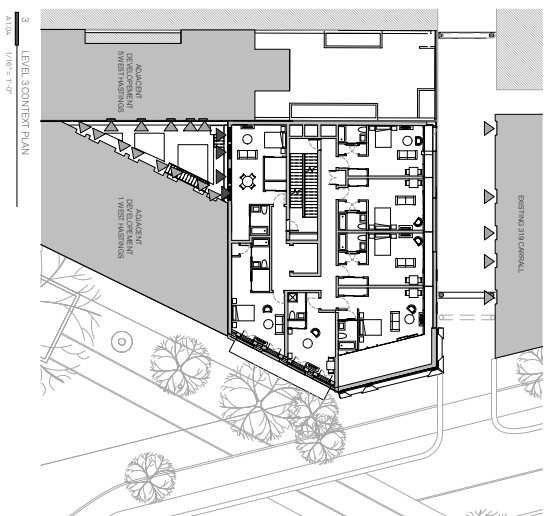
March 21 - 2pm



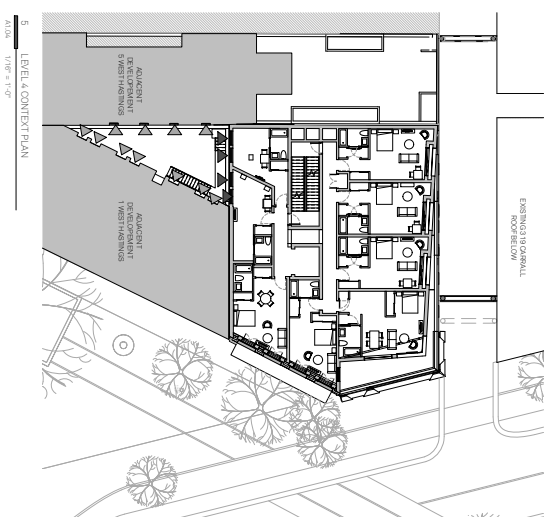
June 21 - 2pm



Sept 21 - 2pm



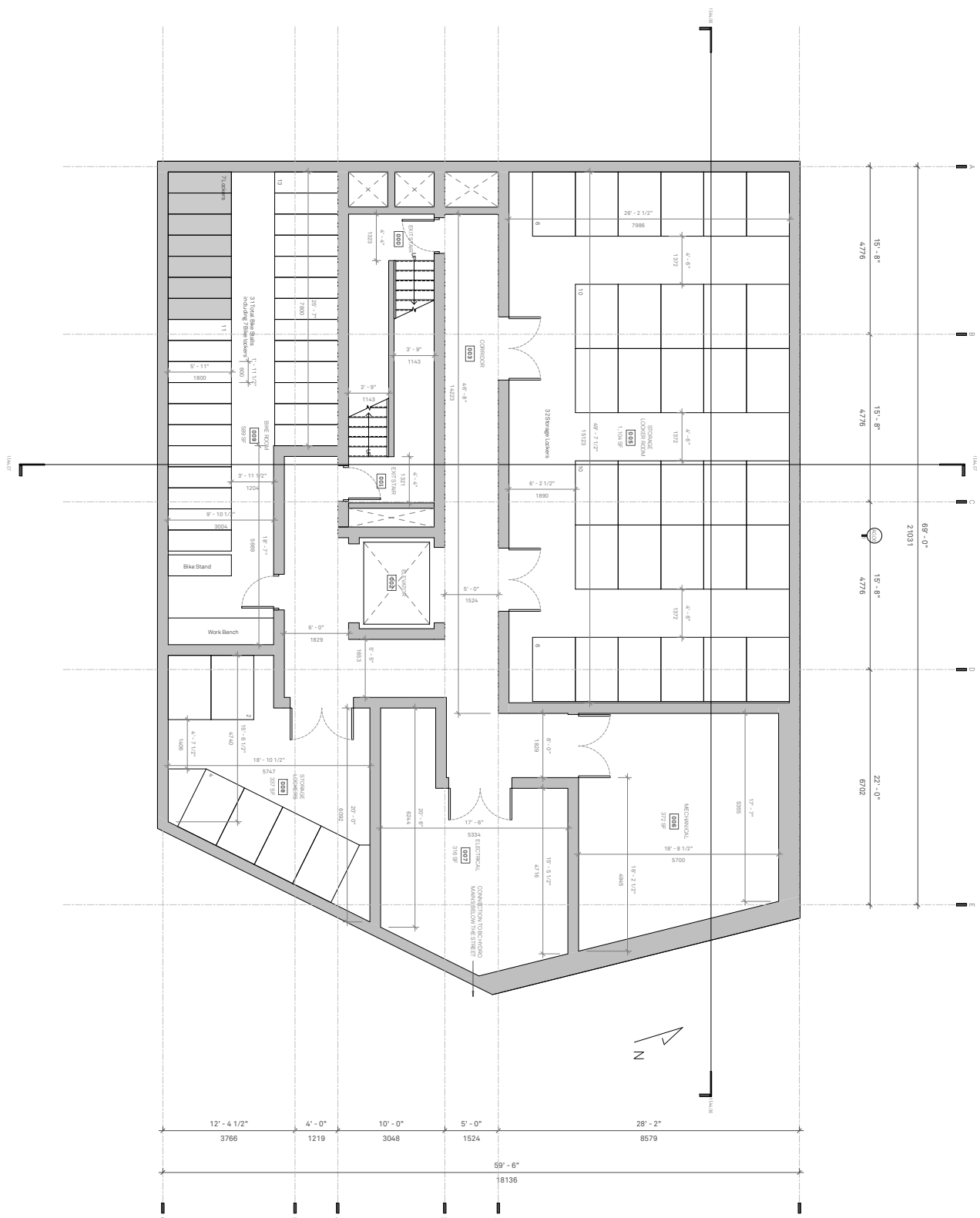
3 LEVEL 3 CONTEXT PLAN  
A1.06 1/16" = 1'-0"



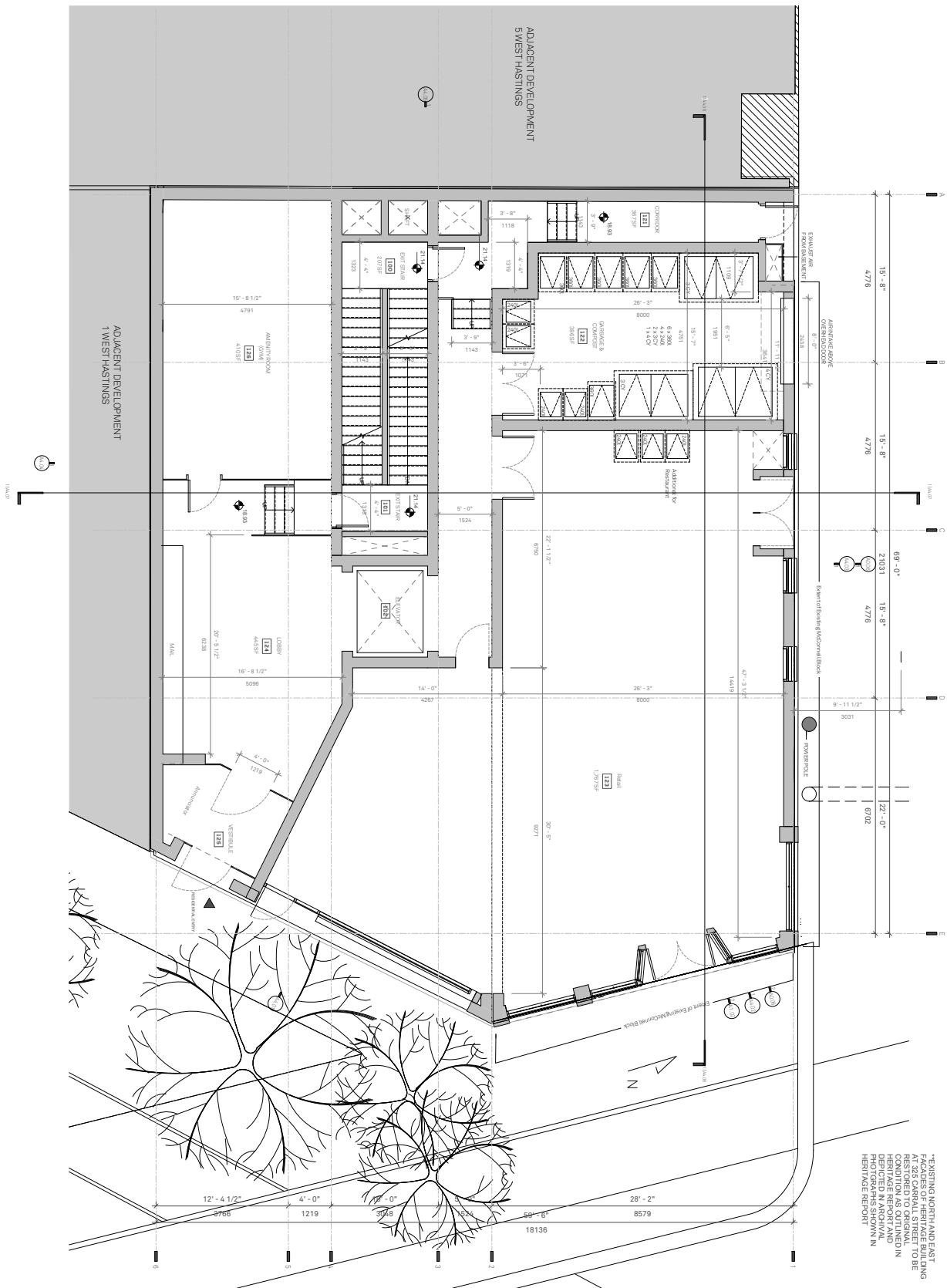
5 LEVEL 4 CONTEXT PLAN







\*EXISTING NORTH AND EAST  
FACADES OF HERITAGE BUILDING  
RESTORED TO ORIGINAL  
CONDITION AS OUTLINED IN  
DEPICTED IN ARCHIVAL  
PHOTOGRAPHS SHOWN IN  
HERITAGE REPORT

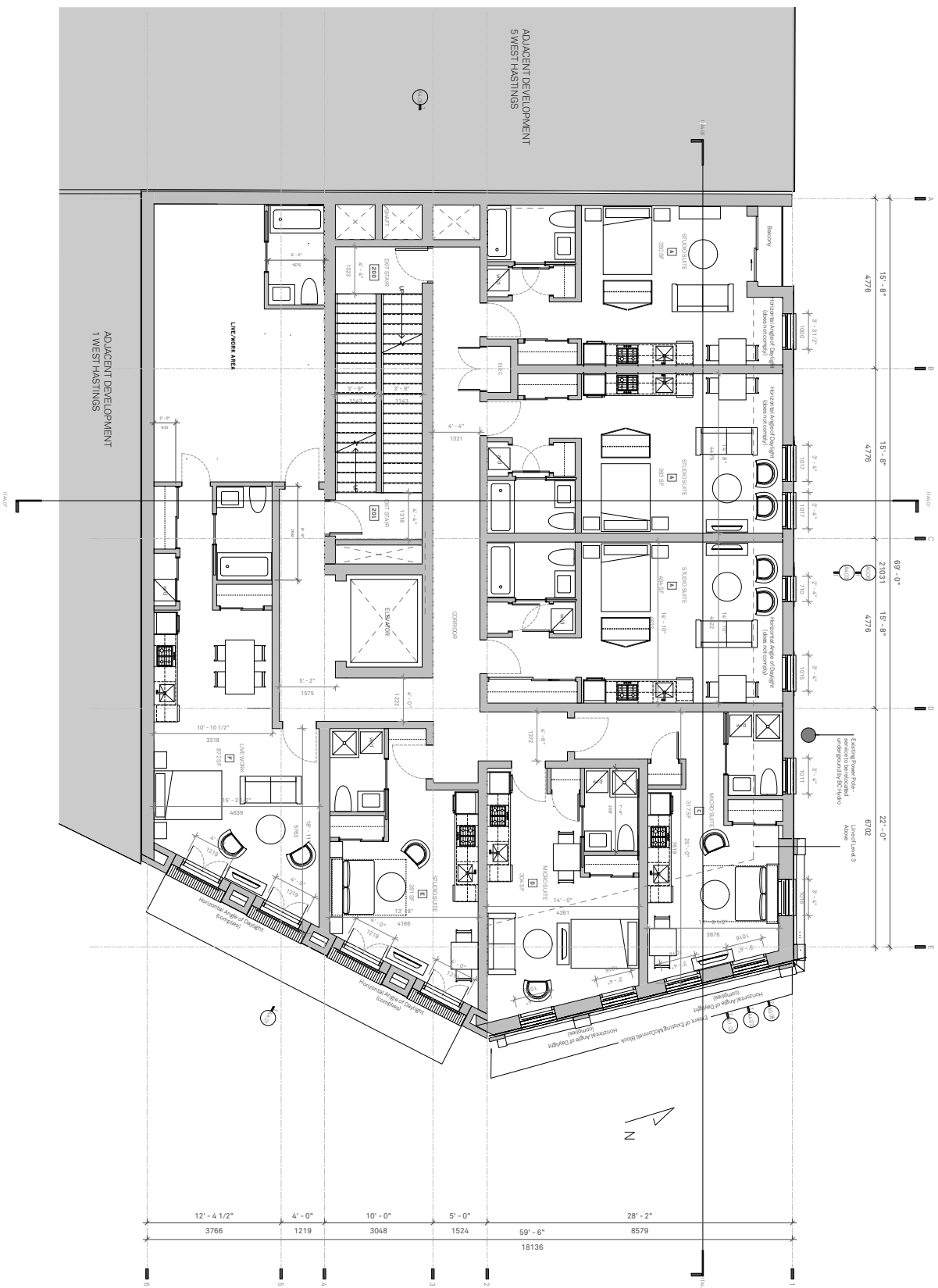


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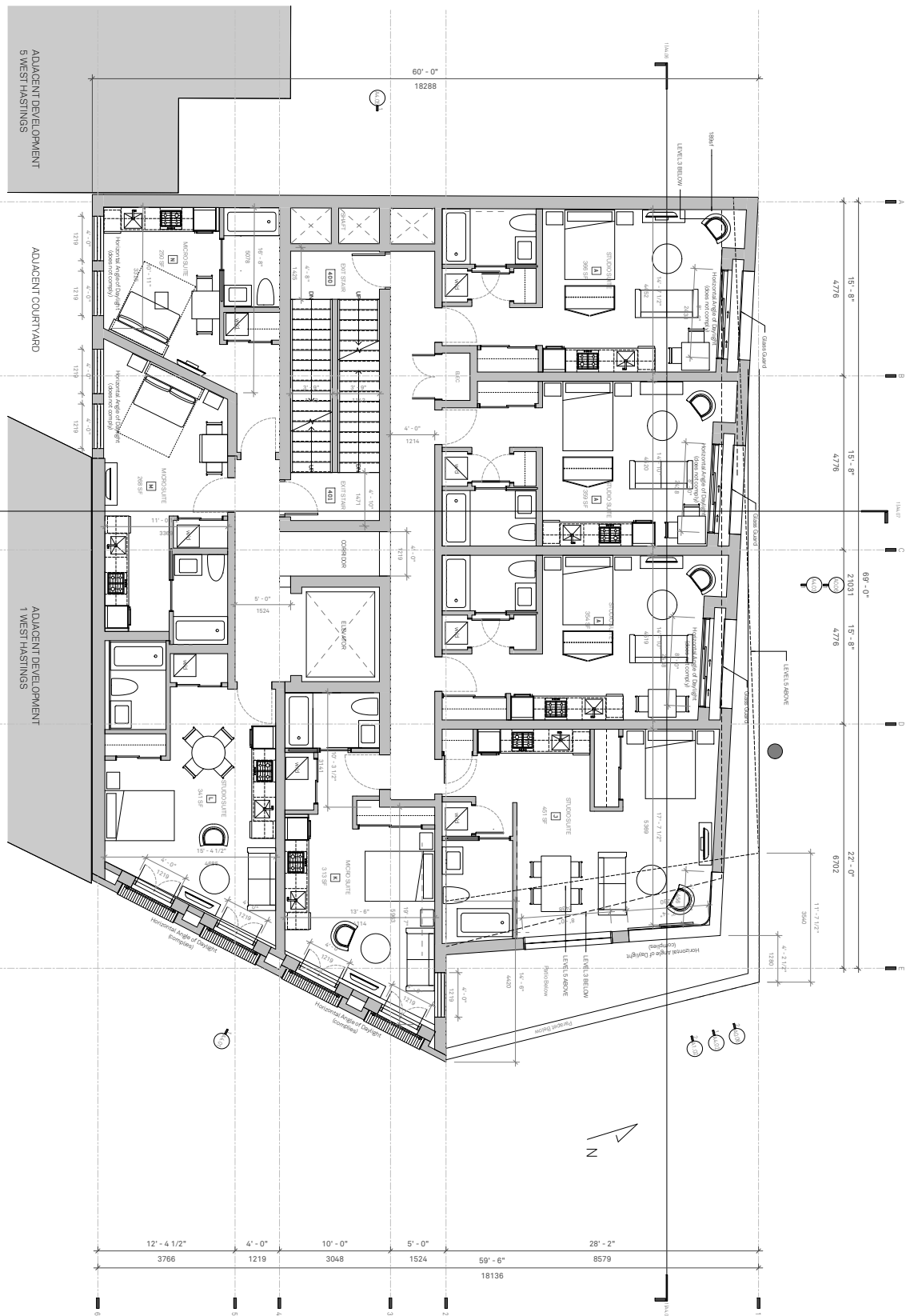
Ground Floor  
Plan

A2.01

0006





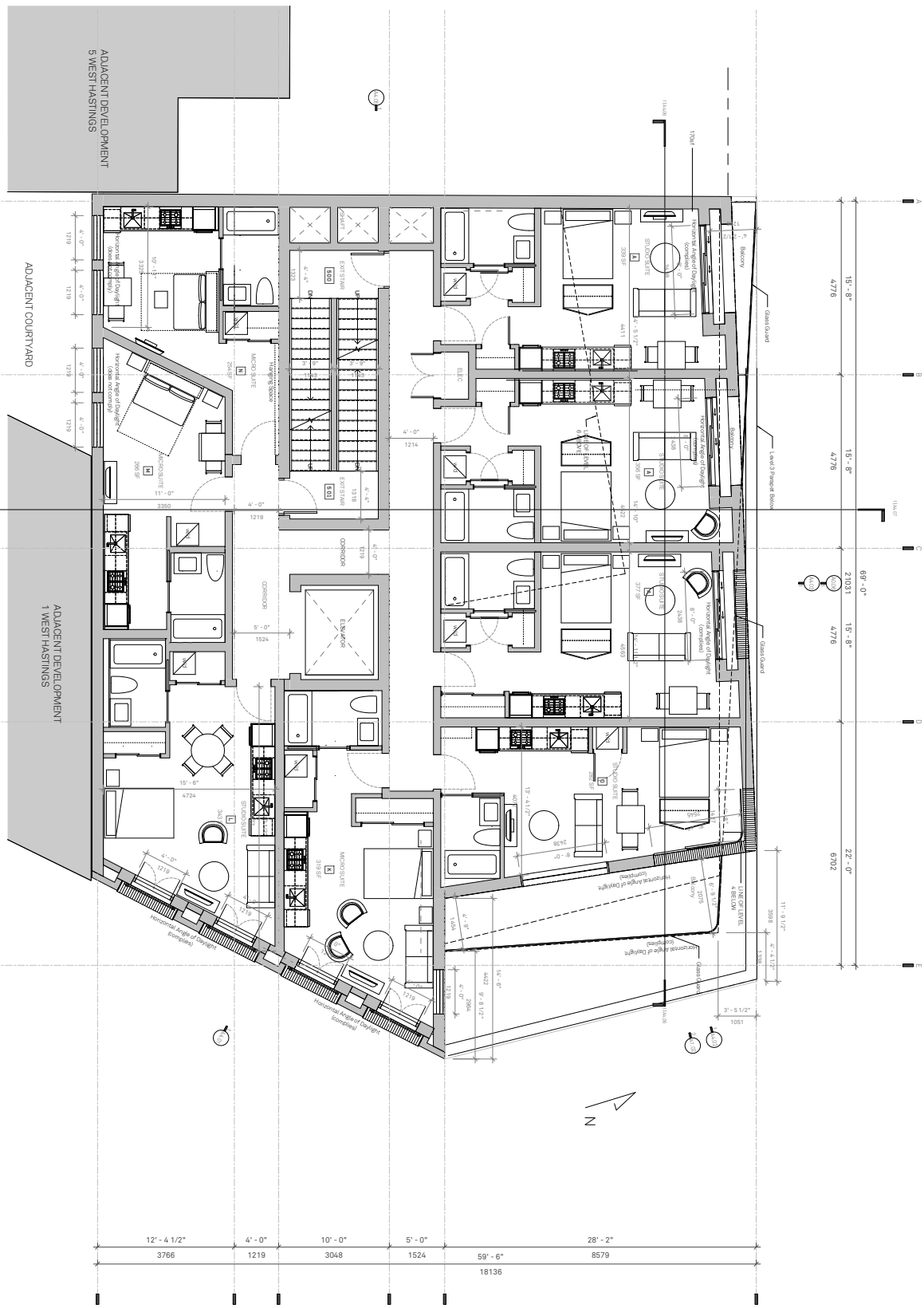


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Level 4 Floor  
Plan

A2.04  
0006



**325/333 CARRALL**  
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Level 5 Floor  
Plan

**A2.05**  
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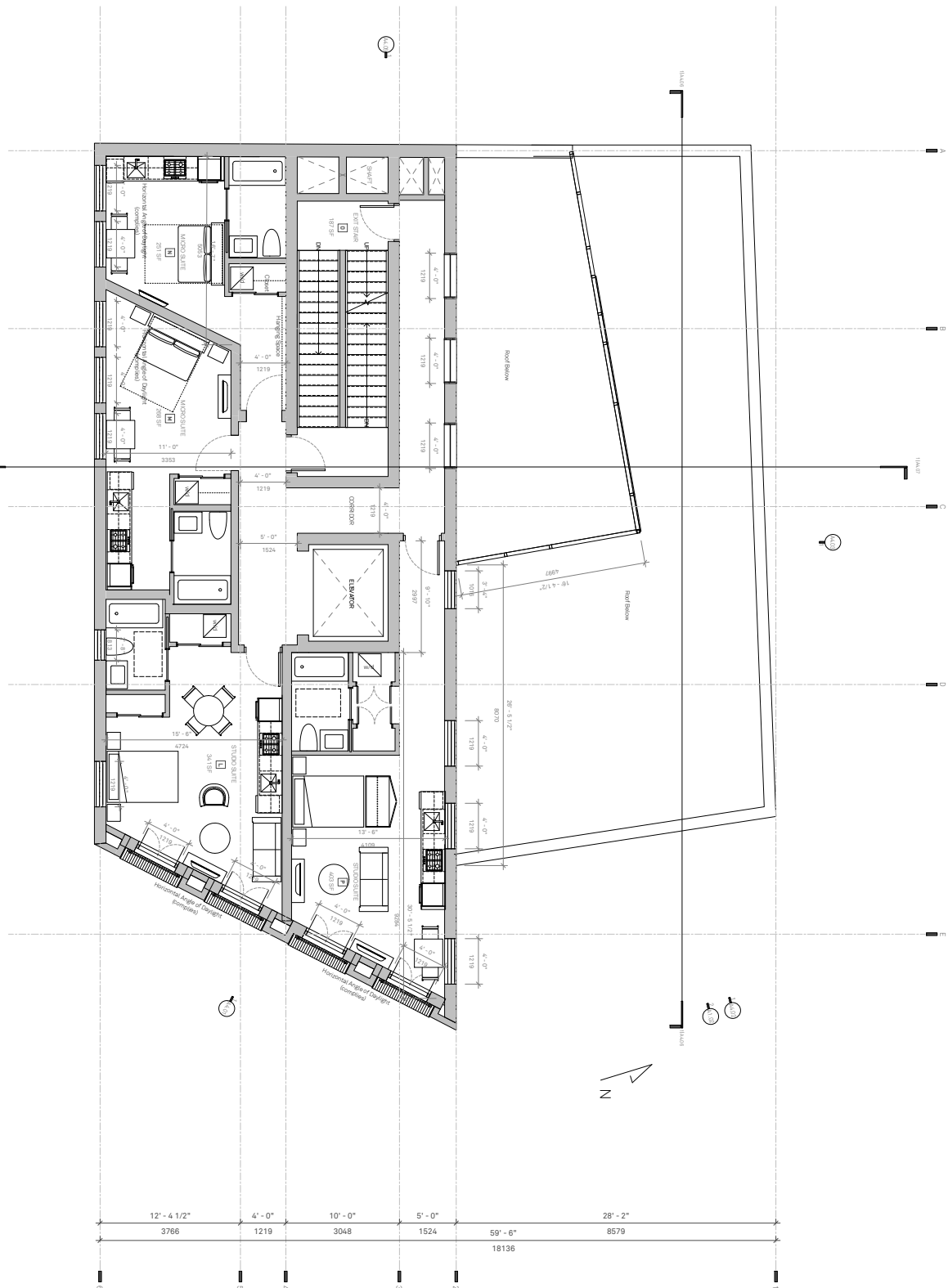


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Level 6 Floor  
Plan

A2.06  
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Level 7 Floor  
Plan

A2.07

0006

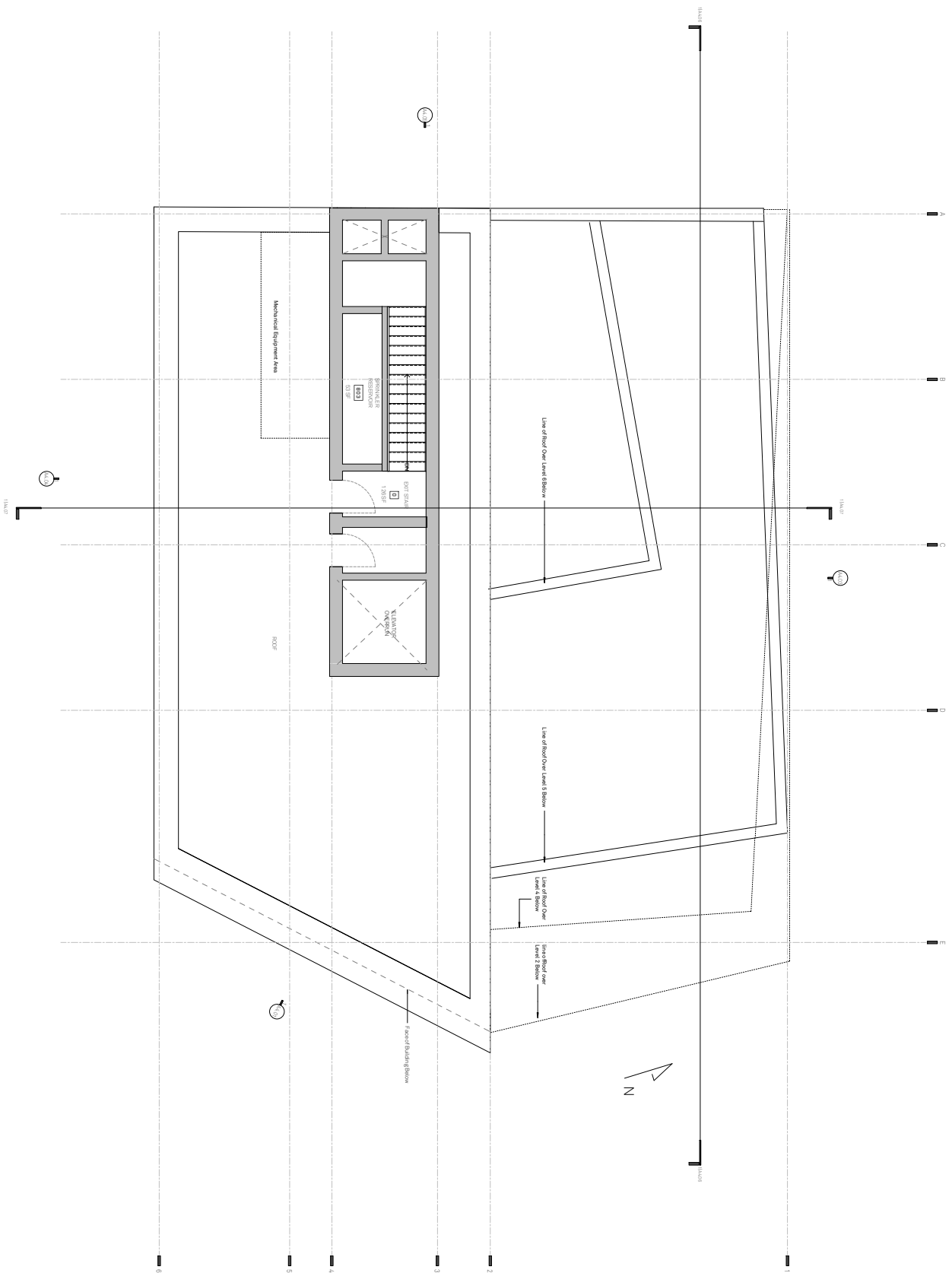
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DATE ISSUED DESCRIPTION  
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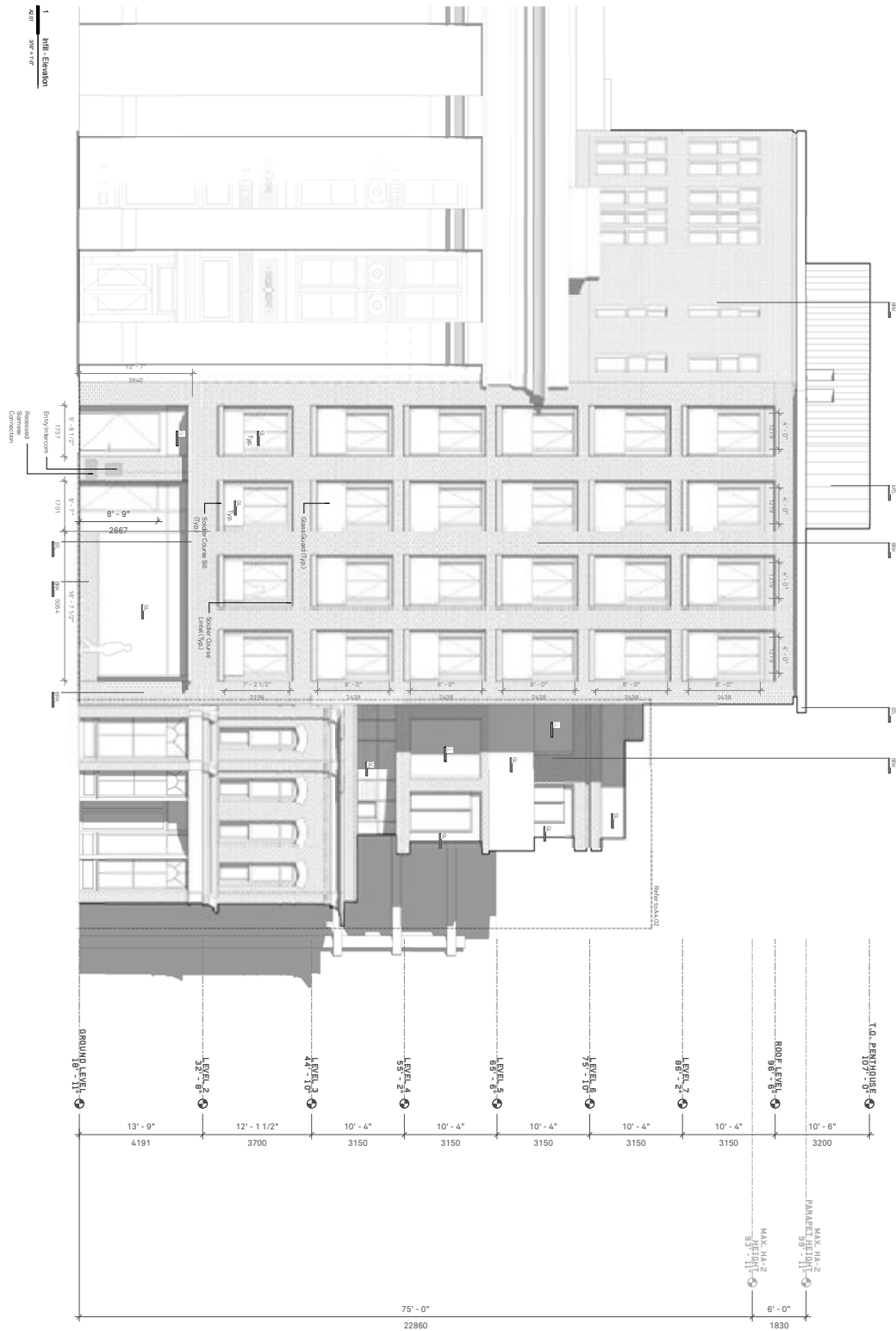


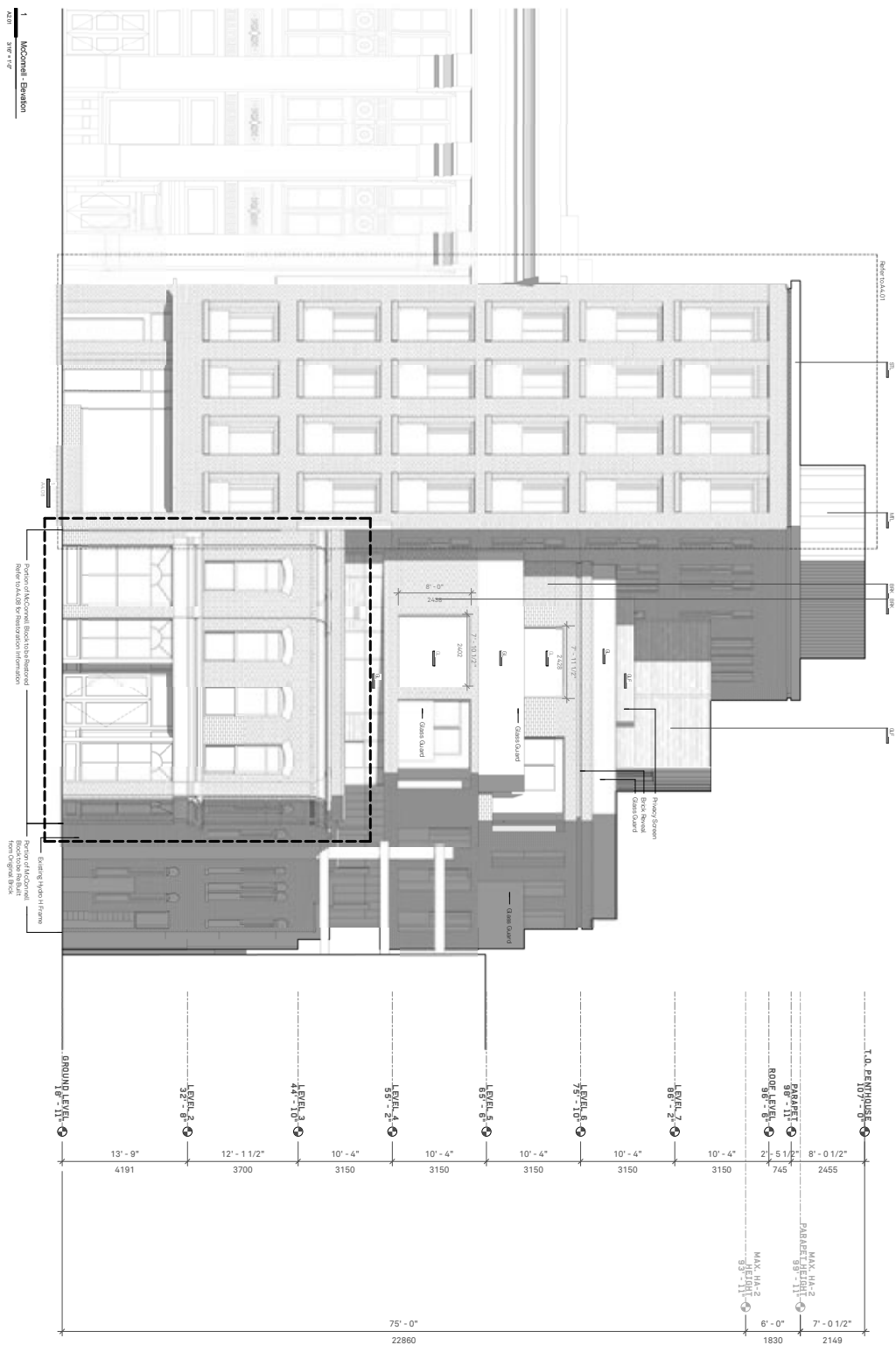
# Roof Plan

**325/333 CARRALL**  
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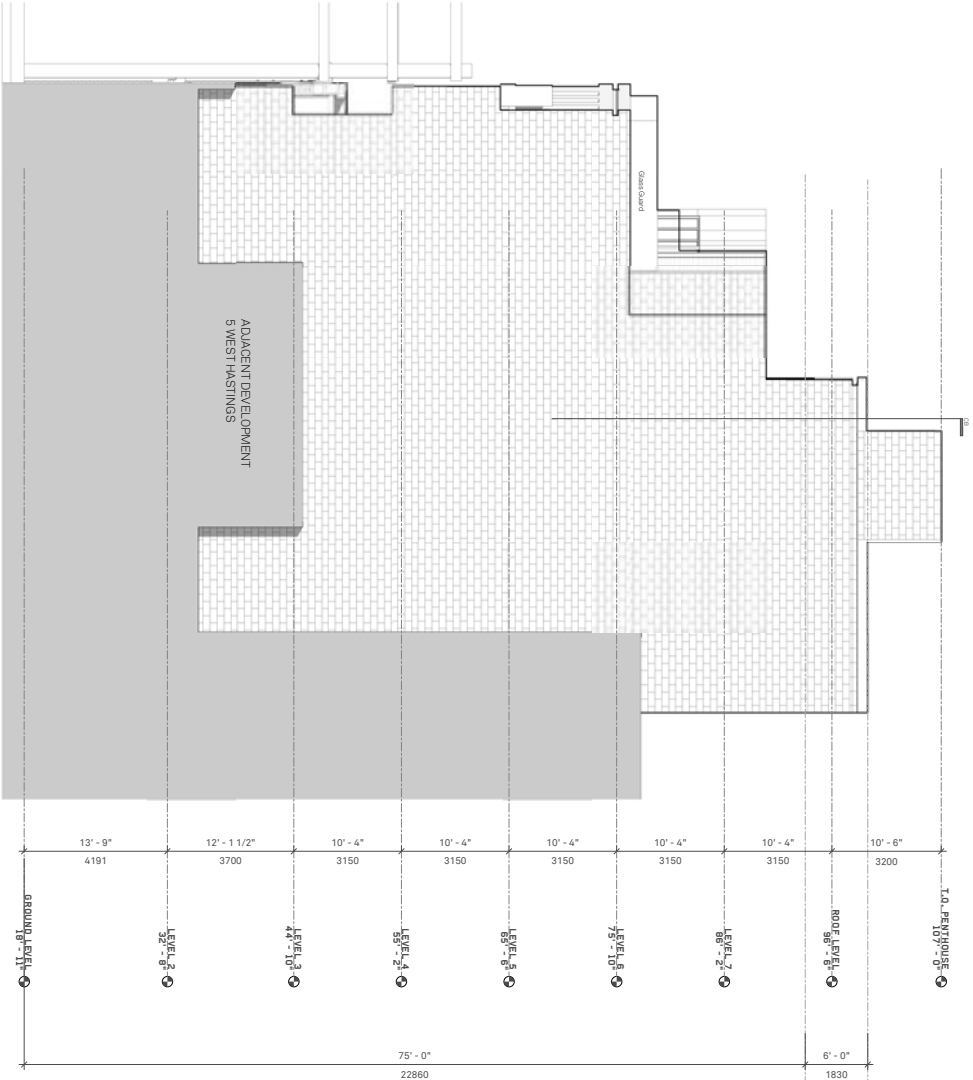
MATERIAL LEGEND

- G. GLAZING - VARIOUS TYPES
- G.7. GLAZING WITH CERAMIC PATTERNS
- B. BRICK - SPOT BRICK MASONRY (BROWN, BLACK)
- W. WOOD - WHITE, CLADDING
- W. WOOD - BLACK STEEL CORNICE
- C. CONCRETE - TYPICAL, CONCRETE BLOCK MASONRY
- W. W. WOOD - MATERIAL, TYPICAL, CONCRETE
- W. W. WOOD - MATERIAL, TYPICAL, CONCRETE
- W. W. WOOD - MATERIAL, TYPICAL, CONCRETE
- W. W. WOOD - MATERIAL, TYPICAL, CONCRETE



1 South Elevation (Bank)  
Scale: 1/8" = 1'-0"

MATERIALS LEGEND	
G	GLAZING - VARIOUS TYPES
G2	GLAZING WITH CERAMIC FRAME PATTERN
BR	BRICK Masonry SPOT BRICK Masonry (BROWN, BLACK)
W	WALL PANEL, CLADDING
CS	COMMON BLACK STEEL CORNICE
C2	CONCRETE, CONCRETE BLOCK Masonry
W2	WALL MATERIAL, TONAL CONCRETE
HS	HERITAGE HERITAGE MATERIAL
SEE WALL SECTION MATERIAL AND FINISHES TO BRICK CONCRETE	



"EASTING NORTH AND EAST  
FACADES OF HERITAGE BUILDING  
AT 325 CARRALL STREET TO BE  
RENOVATED TO BRING THE BUILDING  
TO A MODERN STANDARD  
CONDITION AS OUTLINED IN  
HERITAGE REPORT AND  
PHOTOGRAPHS SHOWN IN  
HERITAGE REPORT"

**325/333 CARRALL**  
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Section Front to  
Back

A4.06

0006





ISSUED FOR CONSIDERATION OF HYDRO  
CLEARANCES  
APRIL 13, 2018

**325/333 CARRALL**  
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Section - Lane to  
Bank

**A4.07**

0006



Z D I  
 \* C  
 M

#### MATERIALS LEGEND

- 10. GLASS - VARIOUS TYPES
- 11. GLASS - CLADDING WITH CERAMIC POST PATTERN
- 12. GLASS - DEPRESSION SPEC. BRONZE MASONRY (BROWN, BLACK)
- 13. GLASS - METAL PANEL CLADDING
- 14. GLASS - BROWN BLACK STEEL CONCRETE
- 15. GLASS - ARCHITECTURAL CONCRETE BLOCK MASONRY
- 16. GLASS - NEW MATERIAL, TO MATCH ORIGINAL
- 17. GLASS - RESTORED HERITAGE MATERIAL
- 18. GLASS - VALUE ORIGINAL MATERIAL AND REINSTATE TO MATCH ORIGINAL

## KEYNOTES

- [illegible]

**CONSERVATION NOTES**

- [illegible]

Developmental

/REV

**825/333 CARRALL**

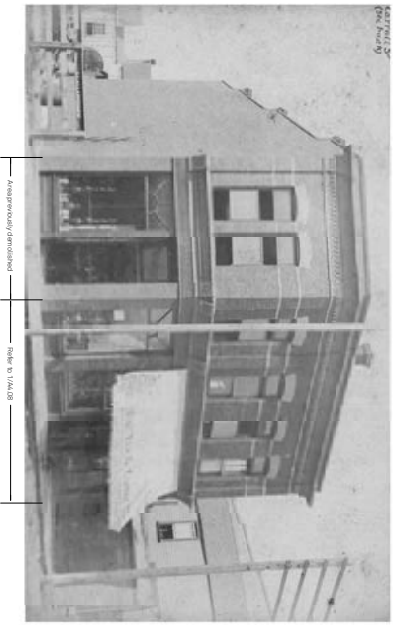
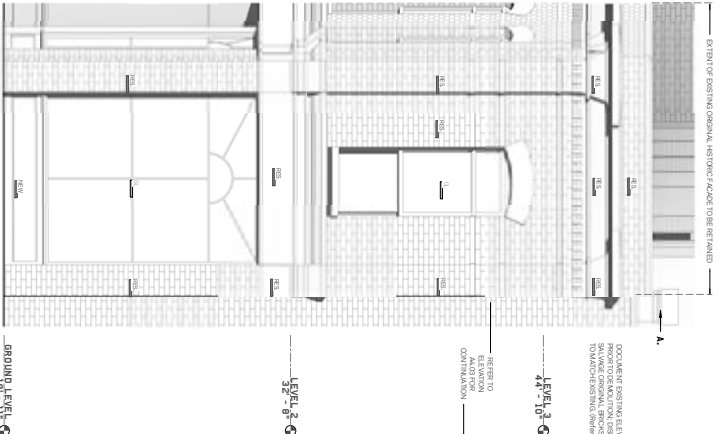
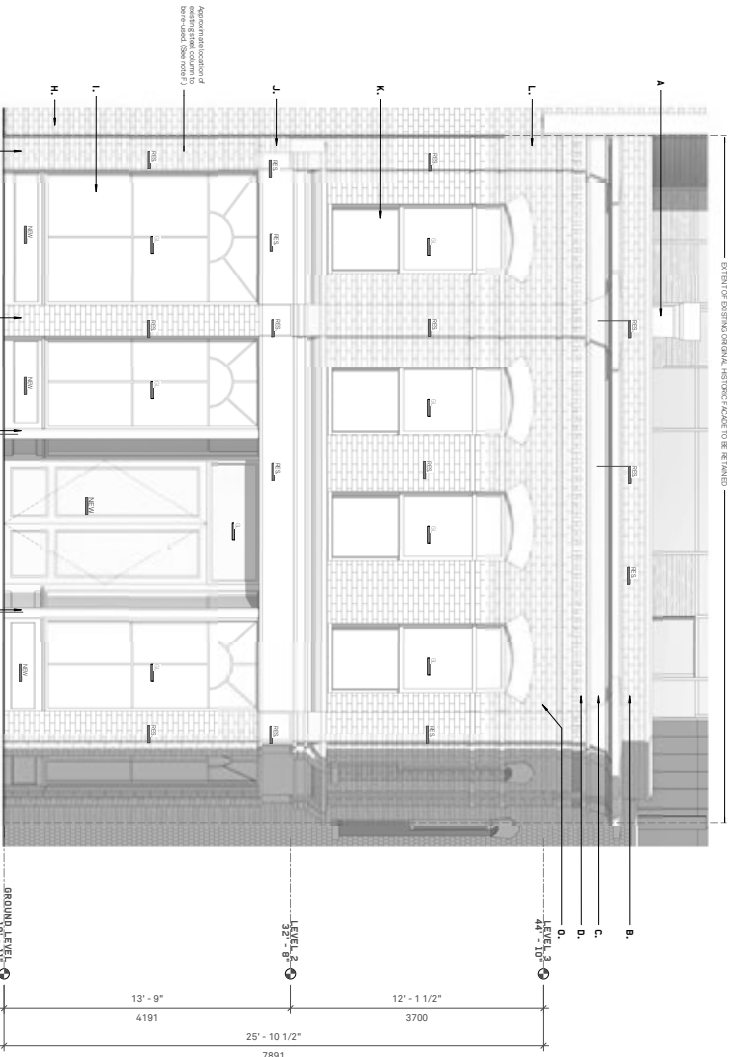
MILLENNIUM GROUP

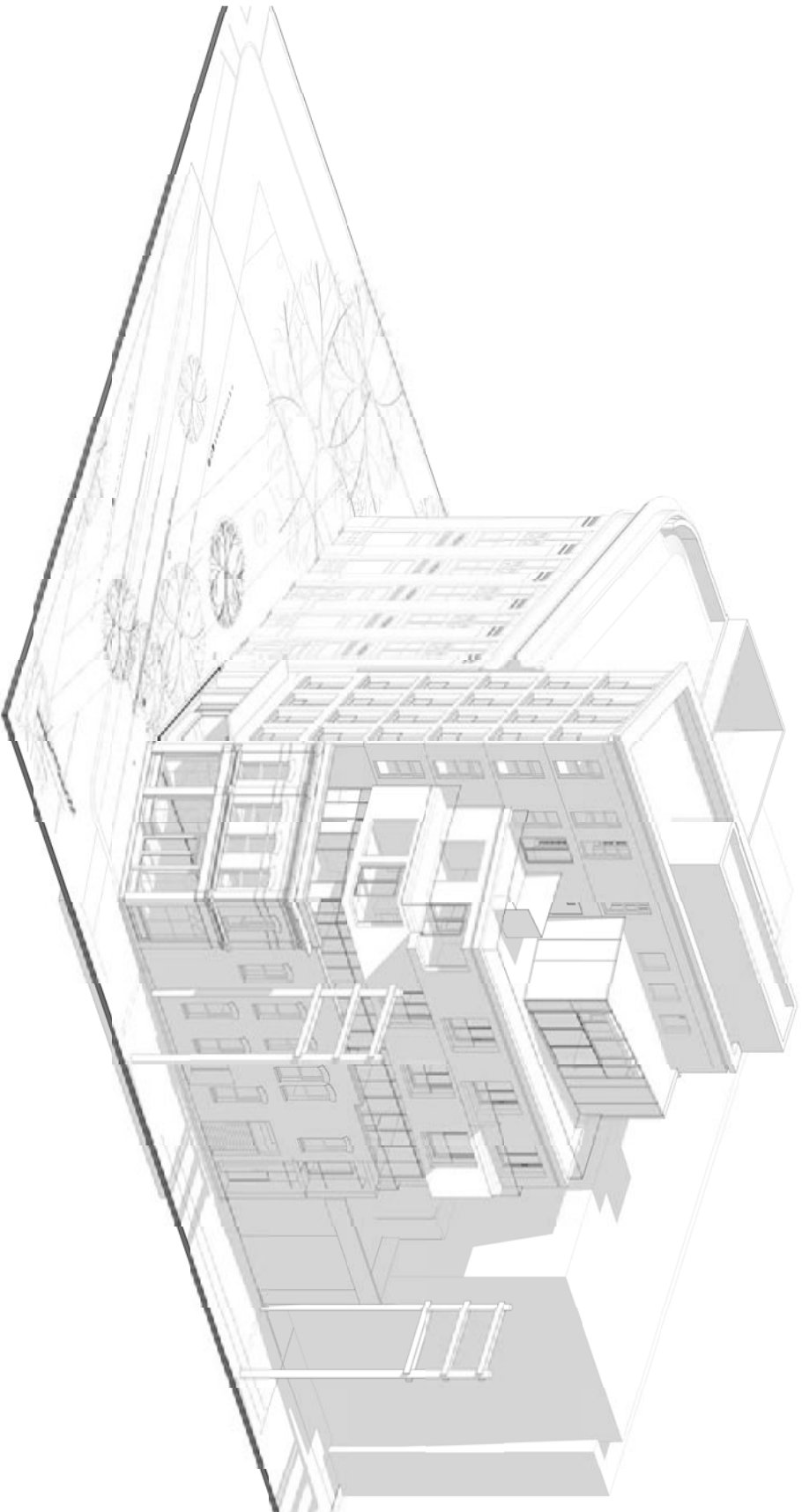
Human Studio | Architecture + Urban Design  
#204 - 1551 Johnson St, Vancouver, Canada

## Restoration Elevations

A.4.08

9006

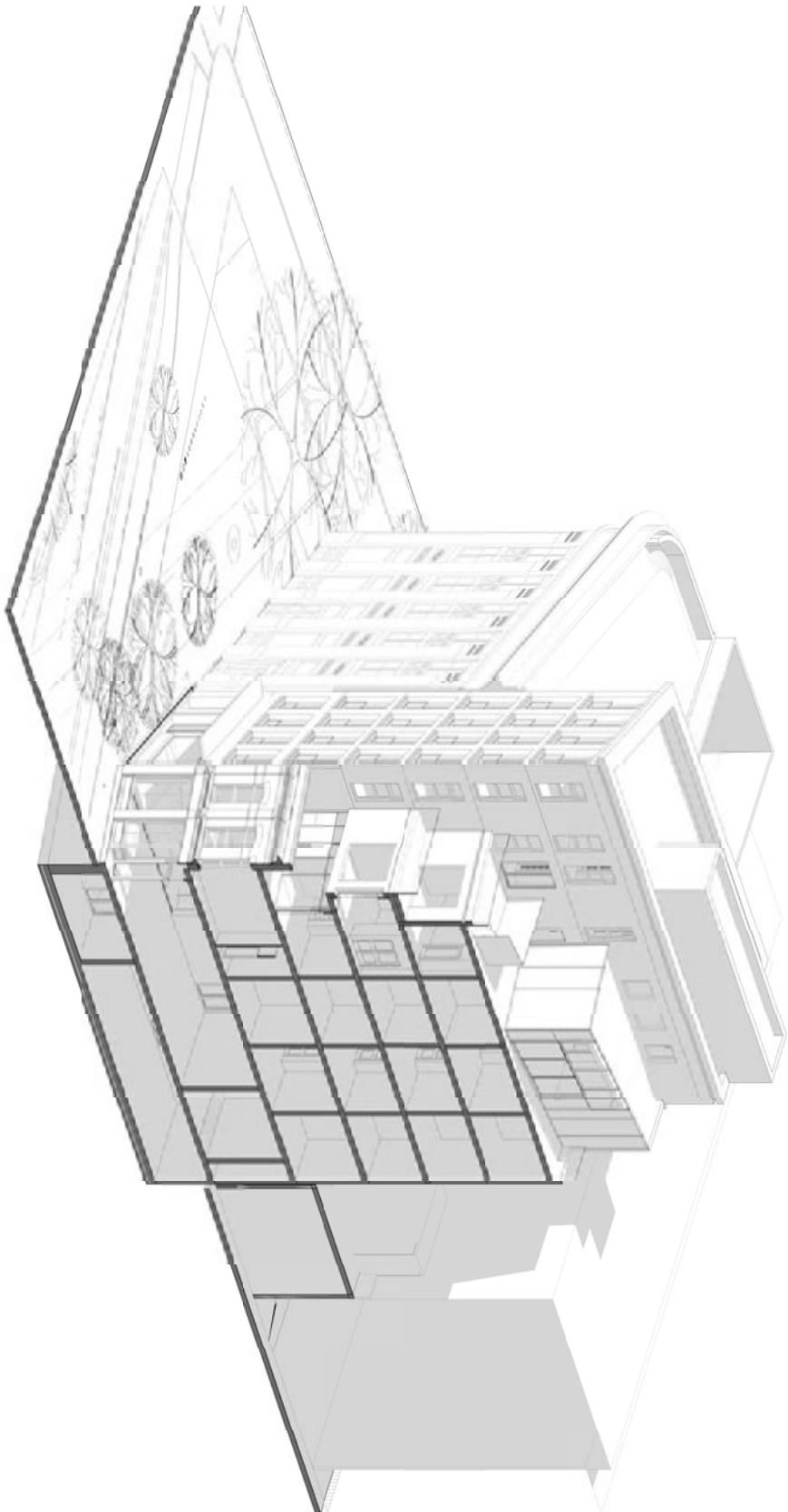




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#204 - 1851 Johnson St., Vancouver, Canada  
AXONOMETRIC

A8.01  
0006



2018-04-23 1 Development Permit  
DATE ISSUED DESCRIPTION  
/REV

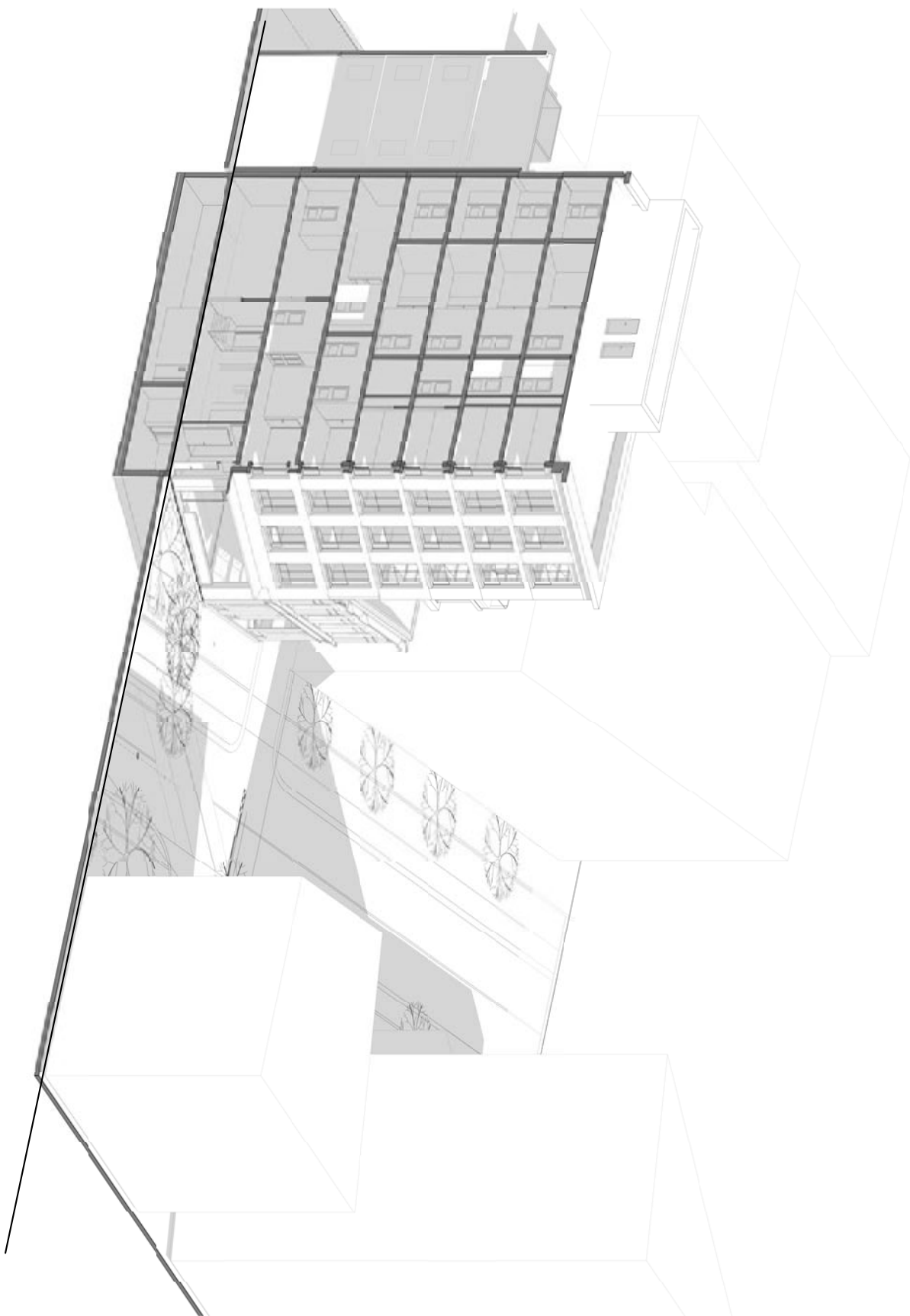
**325/333 CARRALL**

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#204 - 1851 Johnson St., Vancouver, Canada

3D SECTION

A8.02

0006

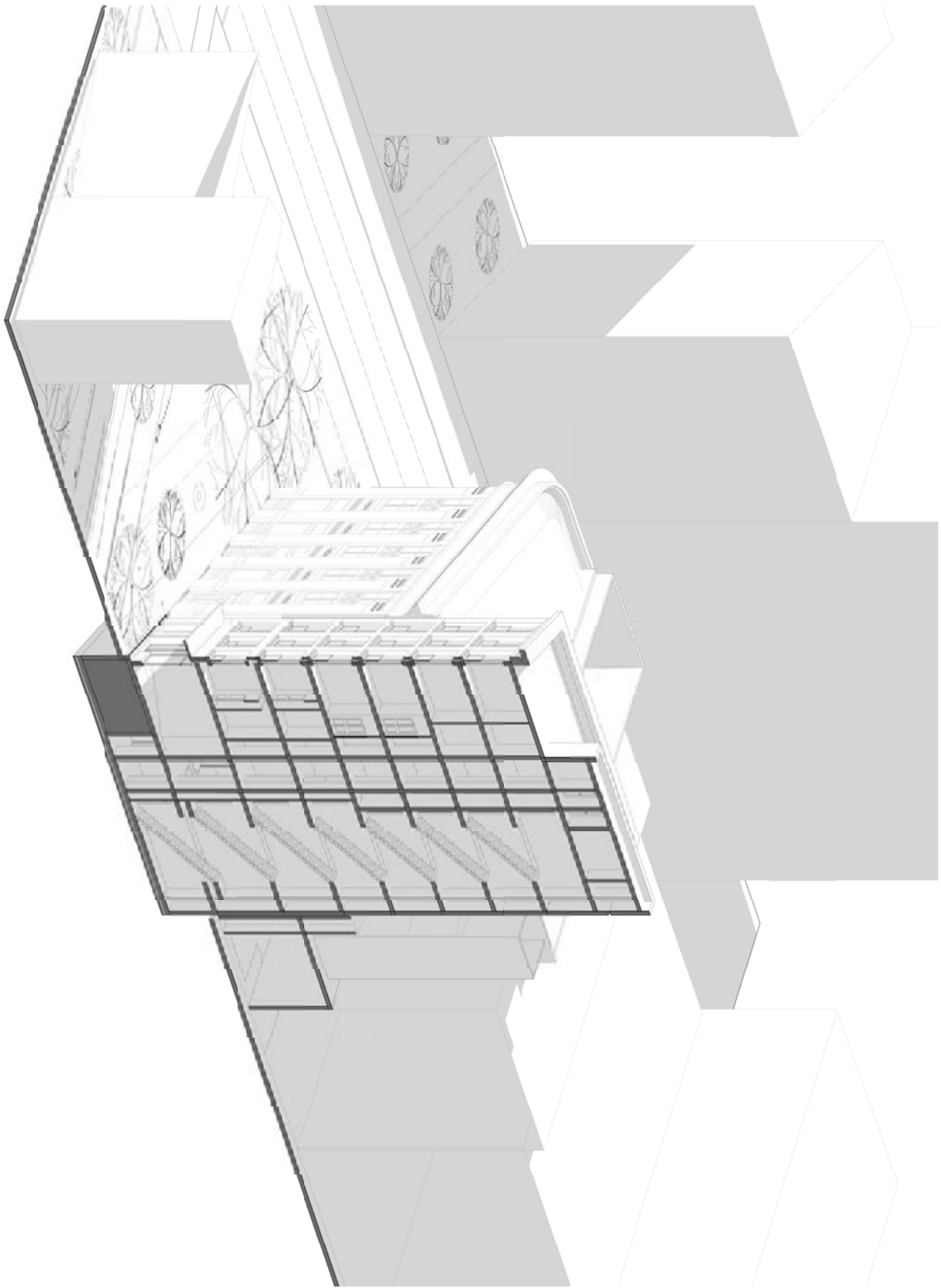


2018-04-23 1 Development Permit  
DATE ISSUED DESCRIPTION  
/REV

**325/333 CARRALL**  
MILLENNIUM GROUP  
Human Studio | Architecture + Urban Design  
#204 - 1851 Johnson St. Vancouver, Canada

3D SECTION

A8.03  
0006



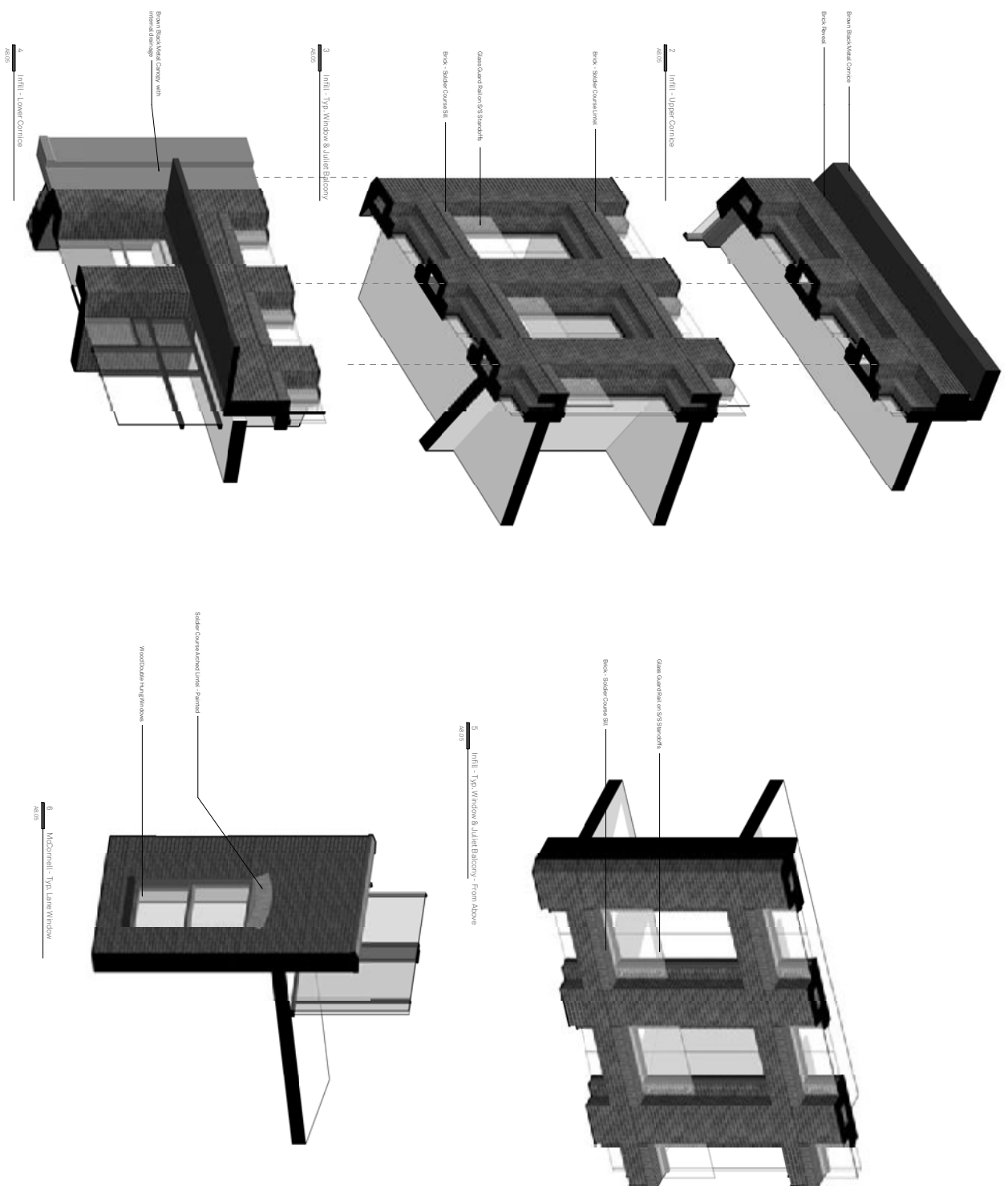
DATE ISSUED DESCRIPTION  
/REV

**325/333 CARRALL**

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3D SECTION

A8.04  
0006



LANE

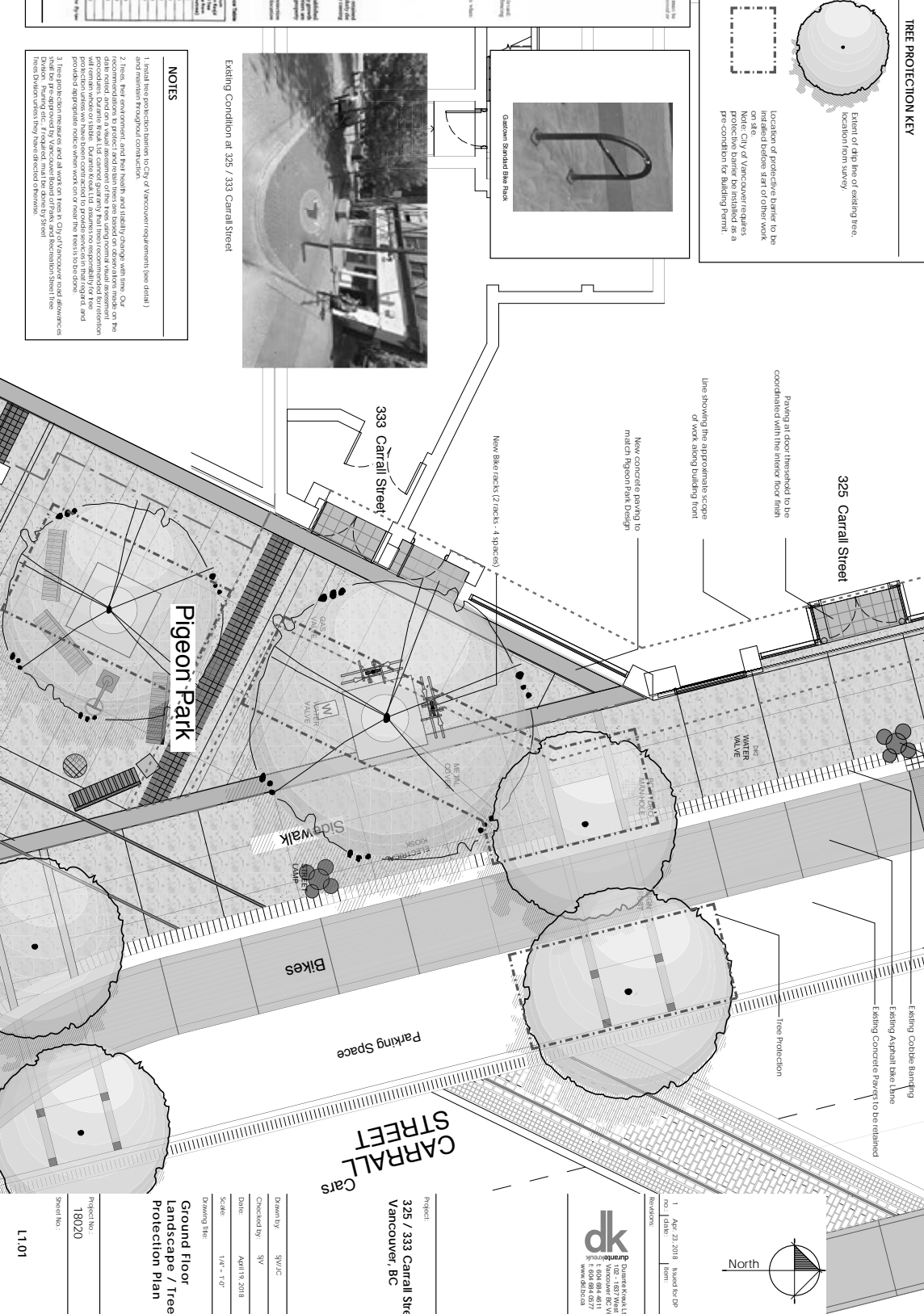
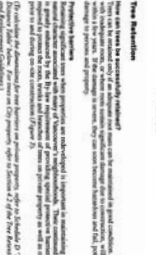
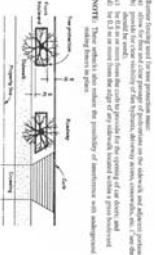
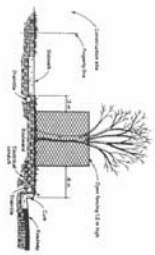
Paving at floor threshold to be coordinated with the interior floor finish  
Repair asphalt in lane to new condition

## MATERIALS KEY

- Gravelly surface  
GPR concrete with 2% x 1.25" gravel pattern, natural grey color to match driveway
- 450mm wide concrete band around property  
GPR Coloured concrete, Lullaby grey colour  
Coloured Stone to match driveway
- Black Mark, City of Vancouver Gasmark Standard
- 100mm wide band  
GPR concrete with 2% x 1.25" gravel pattern, natural grey color to match driveway  
Aspire to match with building columns
- 18" x 18" Concrete Pavers - Level 6

## TREE PROTECTION KEY

- Extent of drip line of existing tree, location from survey
- Location of protective barrier to be installed before start of other work on site.  
Note: City of Vancouver requires protective barrier to be installed in a pre-condition to Building Permit.



## NOTES

1. Install tree protection barriers to City of Vancouver requirements (see detail) and maintain throughout construction.
2. Trees, post removal, and final health and stability change with time. Our drawings are based on the current condition of the trees. We are not responsible for the data related and/or a visual assessment of the trees during normal visual assessment period. Our team has not conducted a formal tree assessment or provided a tree protection plan. We have been contacted to provide services in that regard and provided appropriate advice when we are not able to make the trees to be done.
3. Tree protection measures and all work on trees in City of Vancouver and adjacent areas must be done in accordance with the City of Vancouver Tree Protection and Maintenance Guidelines.

Existing Condition at 325 / 333 Carrall Street



Project: 325 / 333 Carrall Street  
Vancouver, BC

Drawn by: SW/C  
Checked by: SW  
Date: April 19, 2018  
Scale: 1/4" = 1'-0"

Ground Floor  
Landscape / Tree  
Protection Plan

Project No.: 18020  
Sheet No.: L1.01

DK  
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www.dk.ca

Revisions:  
1. Apr 23, 2018 Based on DP  
no. date: item

North

