

2. Approval of Form of Development – 815-825 Commercial Drive and 1680 Adanac Street

THAT the form of development for this portion of the site known as 815-825 Commercial Drive and 1680 Adanac Street be approved generally as illustrated in the Development Application Number DP-2020-00127, prepared by Cornerstone Architecture, and stamped “Received, Community Services Group, Development Services”, on May 26, 2021, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

* * * * *

Additional Background Information:

<https://rezoning.vancouver.ca/applications/825commercial/index.htm>

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COMMERCIAL DRIVE

Center Line

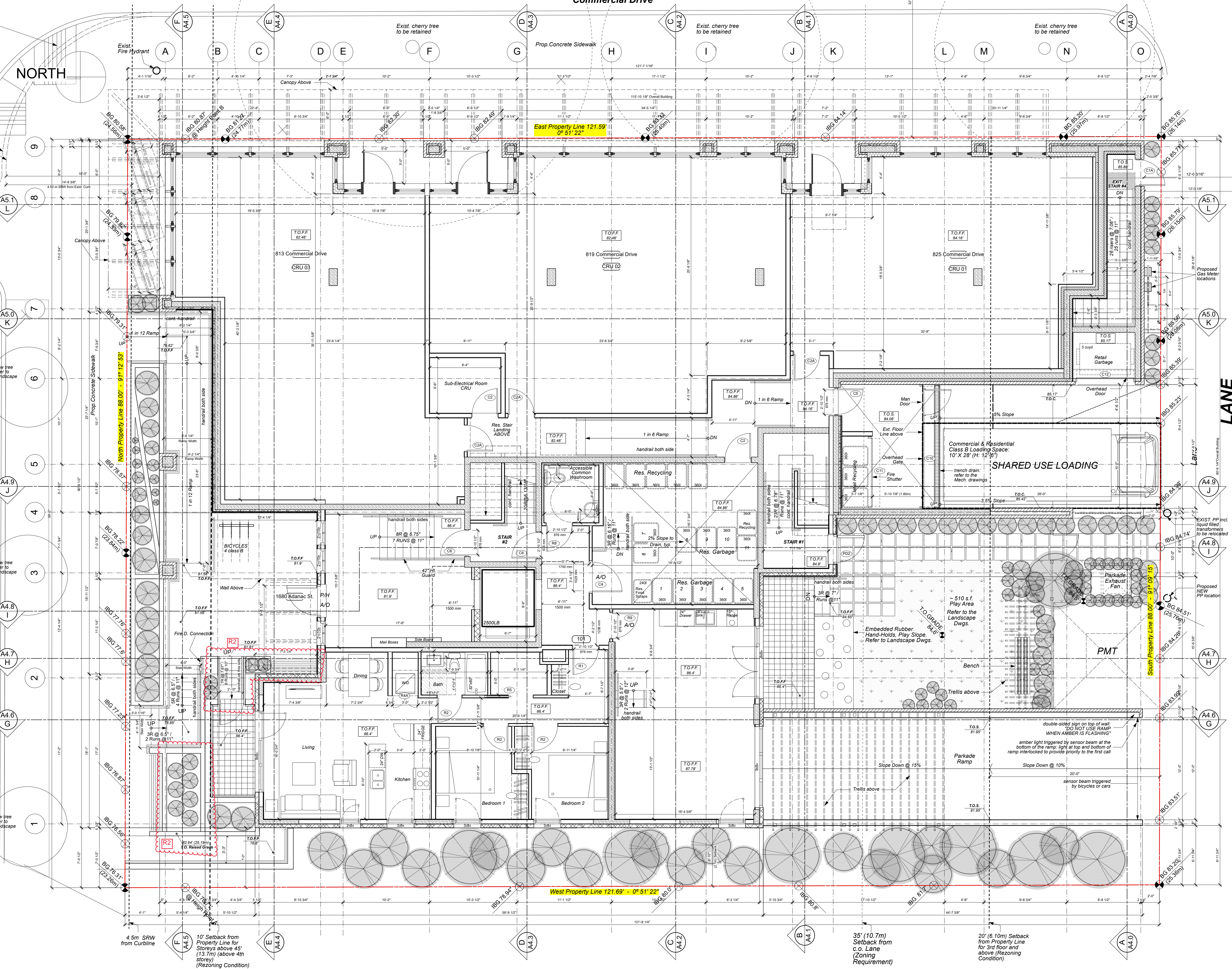
Commercial Drive

NORTH

Gas Line

LANE
Center Line

ADANAC STREET
Center Line



1 Site Plan
Scale: 3/16" = 1'-0"

11	2021-05-26	F. Cir. H. Resp., R2_North Elevation
10	2021-05-04	F. Cir. H. Resp., R1_Overs , Bike Stalls
9	2021-04-12	Final Clearance Holds Response
8	2021-01-06	Consultant Coordination
7	2020-11-05	Prior-To-Response Issue
6	2020-07-30	Addressing Issue
5	2020-07-10	Consultant Coordination

4	2020-02-20	Development Permit Application
3	2019-12-19	Response to Rezoning Conditions
2	2018-02-16	Rezoning Application
1	2017-11-17	Rezoning Enquiry

REV. YY MM DD ISSUE

PROJECT

Adanac / Commercial

1680 Adanac Street /
(815-825 Commercial Drive),
Vancouver, BC

BUILDING CODE	VBBL 2019
ZONING	Rezoning CD-1
DEVELOPMENT PERMIT #	DP-2020-00127
BUILDING PERMIT #	BP-2020-02219

DRAWING

SITE PLAN

- NOT FOR CONSTRUCTION -



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SCALE 1/4" = 1'-0" (unless noted otherwise)

PLOT DATE Mon, May 31, 2021

PROJECT NO. DRAWING NO.

1625

A1.4

30442 - /Users/sandrache/Dropbox/Cornerstone/Drawings/1625 - 1680 ADANAC ST 1615-825 COMMERCIAL DB/1625 DRAWINGS/CURRENT/ DRAWINGS/1625 - CURRENT Plans & Sections/2021 L.WX



EXTERIOR FINISHES SCHEDULE

- | | | | | | | | |
|---|--|----|---|----|---|----|---|
| 1 | EIFS System
Colour: White - Finish: Smooth | 9 | ROOF Top Mechanical Equipment Screening
Metal, Painted Light Grey | 17 | Permanent Sun Screen
Laser Cut Patterned Aluminum or Metal,
Color: TBD | 24 | RWL
Prefinished Metal Rainwater Leader
Color: TBD |
| 2 | Hardie Plank Siding
Color: Night Grey - Finish: Smooth | 10 | TBD
Color: T.B.D. - Finish TBD | 18 | Guard
Laser Cut Patterned Aluminum or Metal,
Color: TBD | 25 | Trellis
Colour: Charcoal to match #19 |
| 3 | Brick
Colour: 'Iron Clay' | 11 | Soffit
Metal, Color: To Match #17 | 19 | Windows
Colour: Charcoal Grey | 26 | Bench
Wood |
| 4 | Aluminum Panel
Color: 'Post Palma Copper' | 12 | Metal Flasing
Match Color to Materials
- Arctic White or Night Grey / Matte | 20 | Picket Fence (Screening)
Color: Black | 27 | Gate
Picket Fence,
Color: Black |
| 5 | PARAPET
Metal, Painted White | 13 | Window Trims / Flashings
Painted to Match Window Color | 21 | Residential Entry Door
Glazed Passive House Door,
Colour: Charcoal Grey to match # 19 | 28 | Fence
Picket Fence,
Colour: Black |
| 6 | - | 14 | Metal Canopy (Commercial)
Metal, painted Charcoal Grey / Safety Glass (TBD) | 22 | Service Doors
Color to Match Corresponding Facade Material
or Window Frames #19 | | |
| 7 | Concrete
Sacked & Rubed: 2 Coats of Anti Graffiti Clear Coats
Color: Clear | 15 | Glazed Guardrail / Handrail
Aluminum, Painted / Safety Glass | 23 | Metal Canopy (Residential Entry)
Metal, Painted Charcoal Grey / Safety Glass (TBD) | | |
| | | 16 | Glazed Guardrail / Handrail
Balcony, Deck - Aluminum, Painted TBD,
Safety Glass | | | | |

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Drawing Notes

LEGEND KEY (Elevations are expressed in feet & inches)

ABBREVIATIONS	
I.B.G.	Interpolated Building Grade (Finished Grade)
T.O.S.	Top of slab / concrete topping
T.O.C.	Top of concrete
T.O.W.	Top of wall
T.O.P.	Top of paving, materials as noted (refer to the Landscaping Drawings for paver type & finish)
T.O.F.F.	Top of finished floor: Plywood (Level 1)
T.O.D.	Top of drain (mm)
DIM	Dimensions
T.W.S.	Tactile warning surface
U.N.C.	Unless noted otherwise
U.L.C.	Underwriters Laboratories of Canada
U.S.	Underlayment
V.B.	Vapour barrier
A.B.	Air barrier
W	With
W/O	Without
WP	Waterproof
W.C.	Walk-in-closet
MISC.	Miscellaneous
N.A.	Not applicable
N.T.S.	Not to scale
N.C.	Not in contract
A.O.	Automatic Door Opener

Refer to the Construction Notes, Drawing A-S-6, for a full list of abbreviations

Property Line Hidden Line Over

Setback Line Hidden Line Below

86.76 Elevation Marker: Municipal Building grade

71.05 Elevation Marker: Spot Elevation

T.O.S. T.O.F.F. Floor Elevation: Top of Concrete Slab / Topping, or Top of Level 1 Plywood

RD Floor Drain

FD Floor Drain

CB Catch Basin

RWL Rain Water Leader

W / F / R / R / R Type Wall / Floor / Roof Type

1 Door Type

12 Window / Storefront Type

1 Material Designation

1 Patio / Balcony door swing (solid line)

Window swing (dashed line)

Drop above

Rated Shaftwall ceiling above

Tactile Warning System (to be provided at top of all public stairs, 20' x width of stairs, 11' back from top riser)

Dimension & Framing Notes:

Unless shown otherwise, dimensions are taken as follows:

- Concrete or masonry walls / columns - face of concrete or masonry wall
- Interior frame walls - face of exterior sheathing
- Interior frame walls - face of wood stud
- Interior suite-to-suite party walls - centerline of wall assembly
- Gridlines are located at the face of concrete or masonry walls or columns, the face of exterior framed wall sheathing, and the center line of party wall assemblies (unless shown otherwise)
- Confirm clear dimension for tubs & showers, based on actual future size and adjacent wall types
- Provide solid wood blocking at walls behind and adjacent to all toilets and baths / showers for the installation of future grab bars; refer to the plans and details for more information
- Caulk joints for all built-up studs at exterior walls insulated with rigid foam insulation
- Refer to the Window Schedule for window R.O. dimensions
- Provide continuous drywall behind tubs / shower bases (typical)
- Confirm clear dimension for Passive House Doors based on actual door and frame size and adjacent wall types

11	2021-05-26	F. Cir. H. Resp. R2_North Elevation
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REV.	YY MM DD	ISSUE
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PROJECT

Adanac / Commercial

1680 Adanac Street /
(815-825 Commercial Drive),
Vancouver, BC

BUILDING CODE

VBBL 2019

ZONING

Rezoning CD-1

DEVELOPMENT PERMIT #

BP-2020-00127

BUILDING PERMIT #

BP-2020-02219

DRAWING

NORTH ELEVATION
BP

- NOT FOR CONSTRUCTION -

PH Built to the Passive House Standard

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SCALE

1/4" = 1'-0" (unless noted otherwise)

PLOT DATE

Mon, May 31, 2021

PROJECT NO.

1625

DRAWING NO.

A3.0

30442 - \Users\sandrabier\Dropbox\Cornerstone Architecture\Current Projects\1625 - 1680 ADANAC ST 815-825 COMMERCIAL DR\1625 DRAWINGS\CURRENT DRAWINGS\1625 CURRENT Plans & Sections\2021.vwx



EXTERIOR FINISHES SCHEDULE

- ① EIFS System
Colour: White - Finish: Smooth
- ② Hardie Plank Siding
Color: Night Grey - Finish: Smooth
- ③ Brick
Colour: 'Iron Clay'
- ④ Aluminum Panel
Color: 'Post Patina Copper'
- ⑤ PARAPET
Metal, Painted White
- ⑥ -
- ⑦ Concrete
Stained & Rubed: 2 Coats of Anti Graffiti Clear Coats
Color: Clear

- ⑨ ROOF Top Mechanical Equipment Screening
Metal, Painted Light Grey
- ⑩ TBD
Color: TBD - Finish TBD
- ⑪ Soffit
Metal, Color: To Match #17
- ⑫ Metal Flashing
Match Color to Materials
- ⑬ PARAPET
Metal, Painted White
- ⑭ Window Trims / Flashings
Painted to Match Window Color
- ⑮ Metal Canopy (Commercial)
Metal, painted Charcoal Grey / Safety Glass (TBD)
- ⑯ Glazed Guardrail / Handrail
Aluminum, Painted / Safety Glass
- ⑰ Glazed Guardrail / Handrail
Balcony, Deck - Aluminum, Painted TBD, Safety Glass

- ⑱ Permanent Sun Screen
Laser Cut Patterned Aluminum or Metal,
Color: Corten Steel
- ⑲ Laser Cut Patterned Aluminum or Metal,
Color TBD
- ⑳ Windows
Colour: Charcoal Grey
- ㉑ Picket Fence (Screening)
Color: Black
- ㉒ Residential Entry Door
Glazed Passive House Door,
Colour: Charcoal Grey to match # 19
- ㉓ Service Doors
Color to Match Corresponding Facade Material
or Window Frames #19
- ㉔ Metal Canopy (Residential Entry)
Metal, Painted Charcoal Grey / Safety Glass (TBD)

- ㉕ RWL
Prefinished Metal Rainwater Leader
Color: TBD
- ㉖ Trellis
Colour: Charcoal to match #19
- ㉗ Bench
Wood
- ㉘ Gate
Picket Fence,
Color: Black
- ㉙ Fence
Picket Fence,
Colour: Black

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T.O.P.	Top of paving, materials as noted (refer to the Landscaping Drawings 1625-1680)
T.O.D.	Top of finished floor: Plywood (Level 1)
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DIM	Dimensions
T.W.S.	Tactile warning surface
U.N.C.	Unless noted otherwise
U.L.C.	Underwriters Laboratories of Canada
U.S.	Underlayment
V.B.	Vapor barrier
A.B.	Air barrier
W	With
W/O	Without
WP	Waterproof
W.C.	Walk-in-closet
MISC.	Miscellaneous
N.A.	Not applicable
N.T.S.	Not to scale
N.C.	Not in contract
A.O.	Automatic Door Opener

Refer to the Construction Notes, Drawing A-S-6, for a full list of abbreviations

Property Line (Varies) Hidden Line Over
Setback Line Hidden Line Below

Elevation Marker: Municipal Building grade

Elevation Marker: Spot Elevation

Floor Elevation: Top of Concrete Slab / Topping, or Top of Level 1 Plywood

Floor Drain

Floor Drain

Catch Basin

Rain Water Leader

Wall / Floor / Roof Type

Door Type

Window / Storefront Type

Material Designation

Patio / Balcony door swing (solid line)

Window swing (dashed line)

Drop above

Rated Shaftwall ceiling above

Tactile Warning System (to be provided at top of all public stairs; 24" x width of stair, 11" back from top riser)

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REV.	YY MM DD	ISSUE
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PROJECT

Adanac / Commercial

1680 Adanac Street /
(815-825 Commercial Drive),
Vancouver, BC

BUILDING CODE

VBBL 2019

ZONING

Rezoning CD-1

DEVELOPMENT PERMIT #

DP-2020-00127

BUILDING PERMIT #

BP-2020-02219

DRAWING

SOUTH ELEVATION

BP

- NOT FOR CONSTRUCTION -

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SCALE

1/4" = 1'-0" (unless noted otherwise)

PLOT DATE

Mon, May 31, 2021

PROJECT NO.

1625

DRAWING NO.

A3.2

