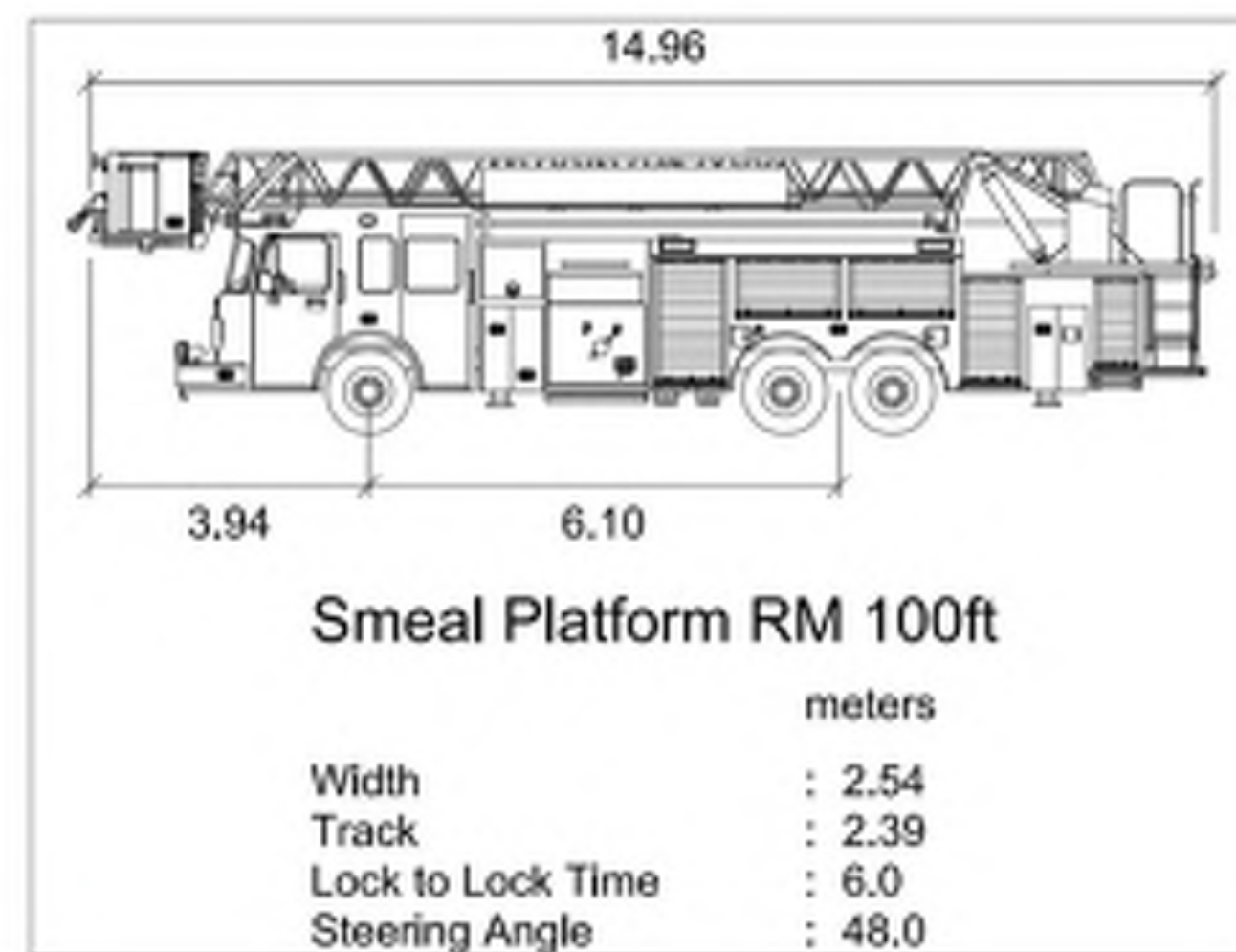
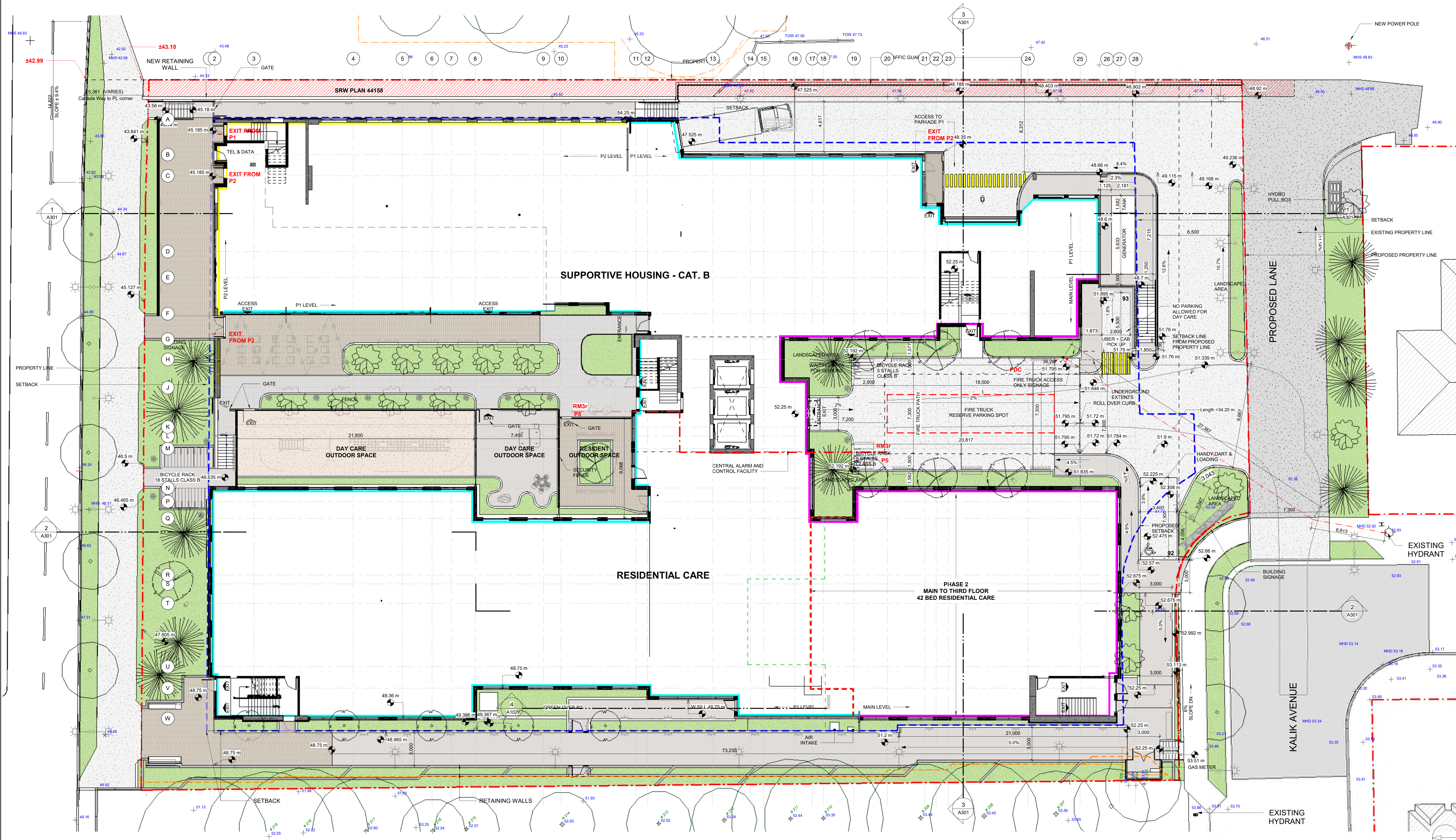




- We have used an AutoCAD-based add-on vehicle swept path analysis and turn simulation software to predict (as reasonable as possible) a fire truck path and show it on the site plan, rather than using the general guidelines. This tool is widely used in our traffic engineering industry analyzing vehicle movements in 2D environments. To ensure a fire truck path is sufficiently conservative, we used the longest fire truck. The attached file illustrates the longest fire truck (Smeal fire truck 49) ensuring the conservative paths. AutoTURN | Swept Path Analysis Software for Vehicle Turn Maneuvers | Transoft Solutions
- This Fire Truck Access Plans (A024) as well as the detailed and dimensioned Fire Truck Access Plan (A023) are attached. The drawings include the following information:
 - Scale of drawings is 1:200 and 1:125
 - Existing fire hydrants are shown on the Fire Truck Access Plan (A023). No new fire hydrant has been added;
 - Location of fire department connection on building on the east side of fire truck parking spot and dimensioned distance between hydrant and fire department connection (34.20 m) are shown on the site plan;
 - Distance from building primary access point to fire truck access is shown on the Fire Truck Access Plan (A023);
 - Exits from underground parking area are shown on the Fire Truck Access Plan (A023);
 - Location of fire alarm annunciator panel is shown on the Fire Truck Access Plan (A023);
 - Fire truck access route (in and out of the site shown separately). The weight of the fire truck has been considered in the structural design of the area that fire truck route is over the P1 parking. The extent of underground parking is shown on the site plan;
 - Adjacent City streets are shown on the Fire Truck Access Plan (A023);
 - The building is fully sprinklered; and
 - Rollover curb will be provided along fire truck access route.
- Additional Requirements
 - Fire truck access road will be constructed of paved surface to withstand a weight of 36,287 KG (80,000 lbs), and construction material will ensure accessibility under all climatic conditions.
 - Designated fire truck access is a minimum of 7.3 m wide with no obstructions. There are no obstructions vertically.
 - A turnaround facility is not required as the dead-end portion of the fire truck access route does not exceed 90 m.
 - Fire truck access is located 7.2 m from the face of the building.
 - Please see above regarding fire truck turning radius to accommodate aerial and ladder platforms.
 - Slope on fire truck access road on site will not exceed 1 in 12.5 and the fire truck overhead space is fully clear vertically.
 - Signs will be posted prohibiting parking in fire department lane.
 - Fire department connection will be fully visible and recognizable from the street and nearest point of fire department vehicle accessibility.
 - Fire department connections will be clearly marked to conform with B.C. Fire Code and N.F.P.A. 13. In addition, signs will be attached indicating the portions of the building served. Letters on the designated signs will be a minimum of one (1) inch in height.



1 SITE PLAN
A023 Scale: 1:125

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3	Amended Development Plan	2024-07-11

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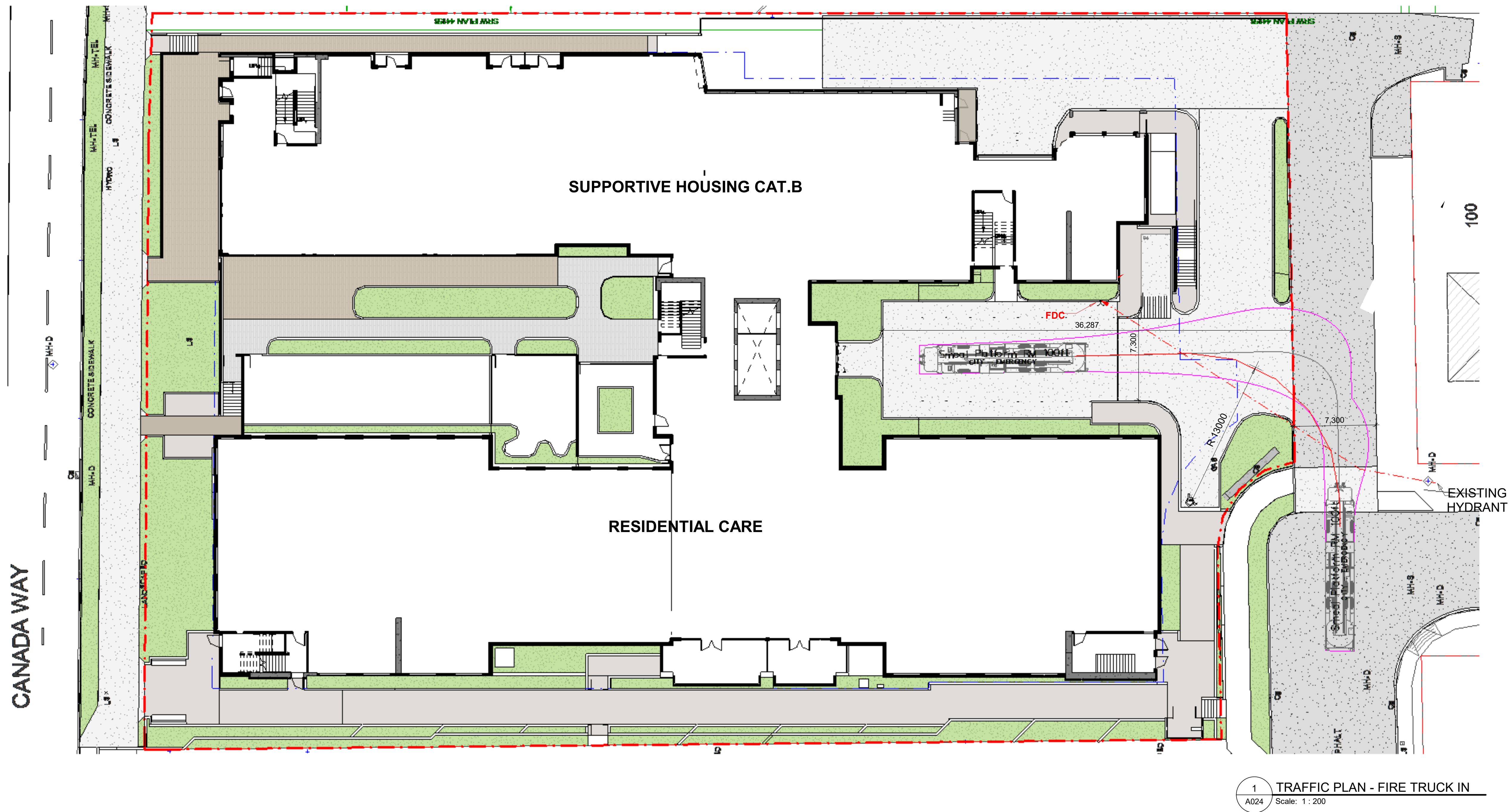
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PROJECT
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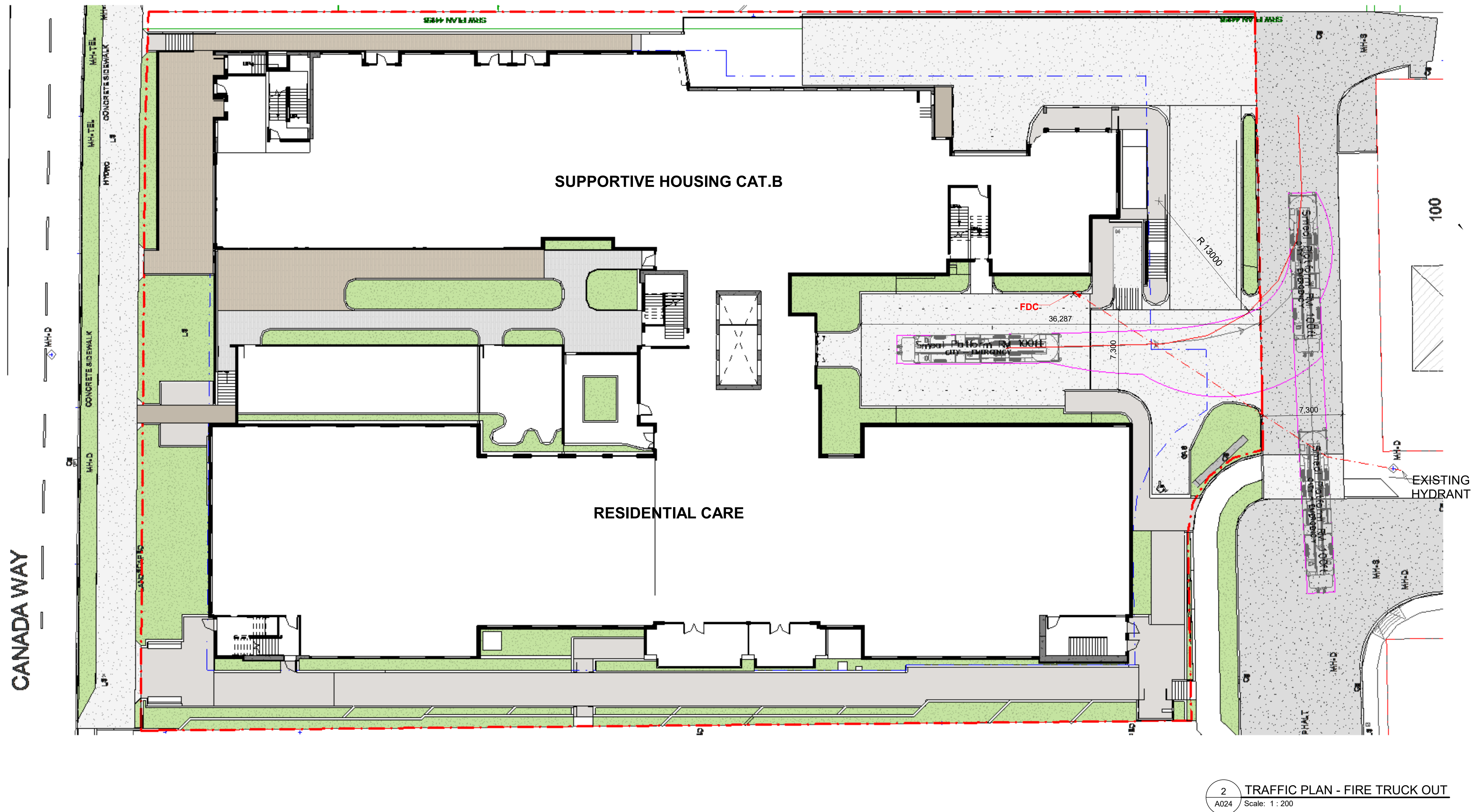
PROJECT NO: 121191	CHECKED BY: BA
DRAWN BY: MG	APPROVED BY: TG
PROJECT MGR: BA	

SHEET TITLE
FIRE TRUCK ACCESS PLAN

SHEET NUMBER A023	ISSUE 3
-----------------------------	-------------------



1 TRAFFIC PLAN - FIRE TRUCK IN
A024 Scale: 1: 200



2 TRAFFIC PLAN - FIRE TRUCK OUT
A024 Scale: 1: 200

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ISSUES		
No.	DESCRIPTION	DATE
1	Rezoning Application - Rev. 1	2021-11-26
2	Rezoning Application - Rev. 4	2022-07-04
3	Issued for 3rd Reading	2023-08-31
4	Amended Development Plan	2024-07-11

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V5G 3B2

PROJECT NO:

121191

DRAWN BY:

AB

PROJECT MGR:

AB

CHECKED BY:

TG

APPROVED BY:

TG

SHEET TITLE

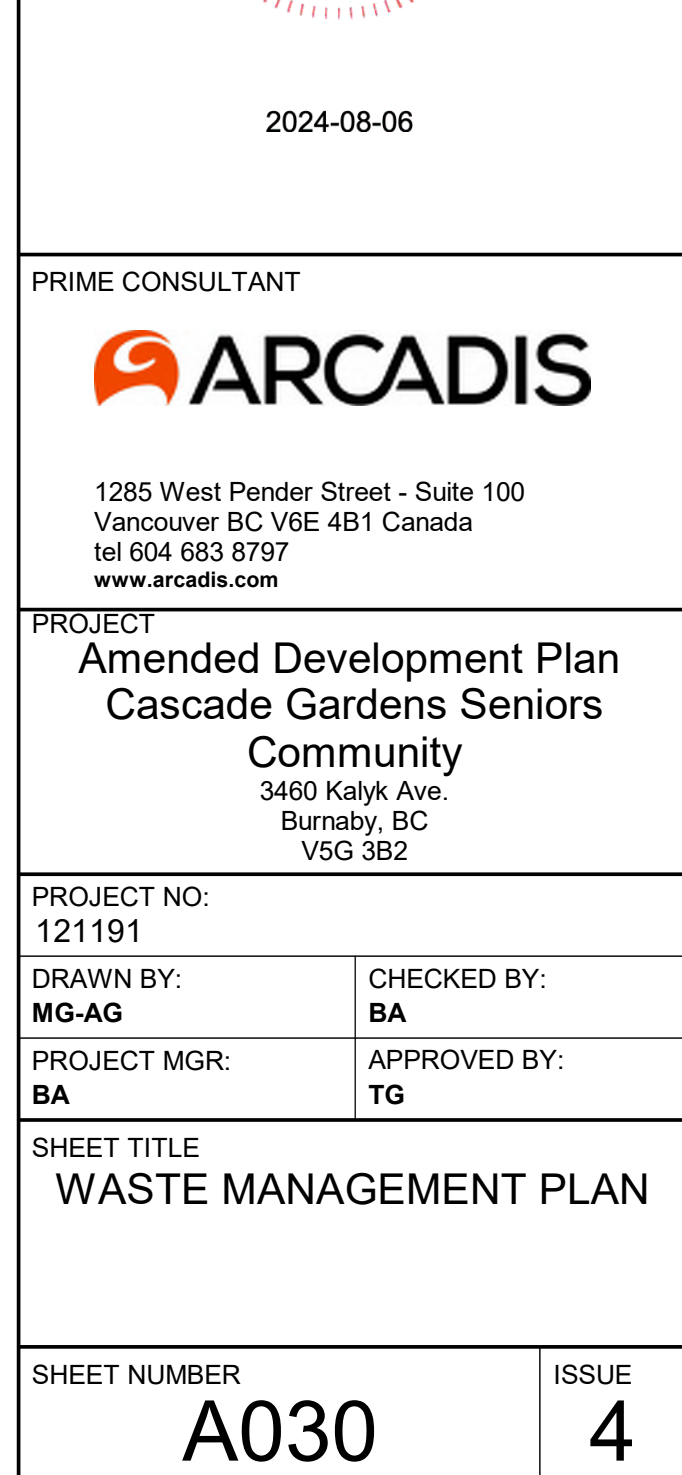
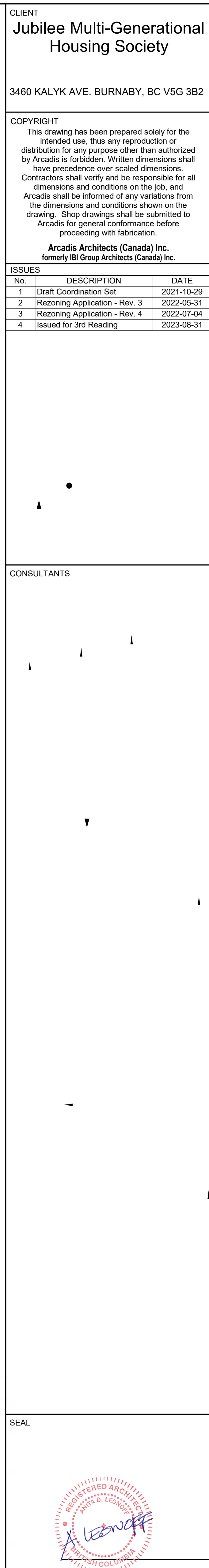
TRAFFIC PLANS FIRE TRUCK

SHEET NUMBER

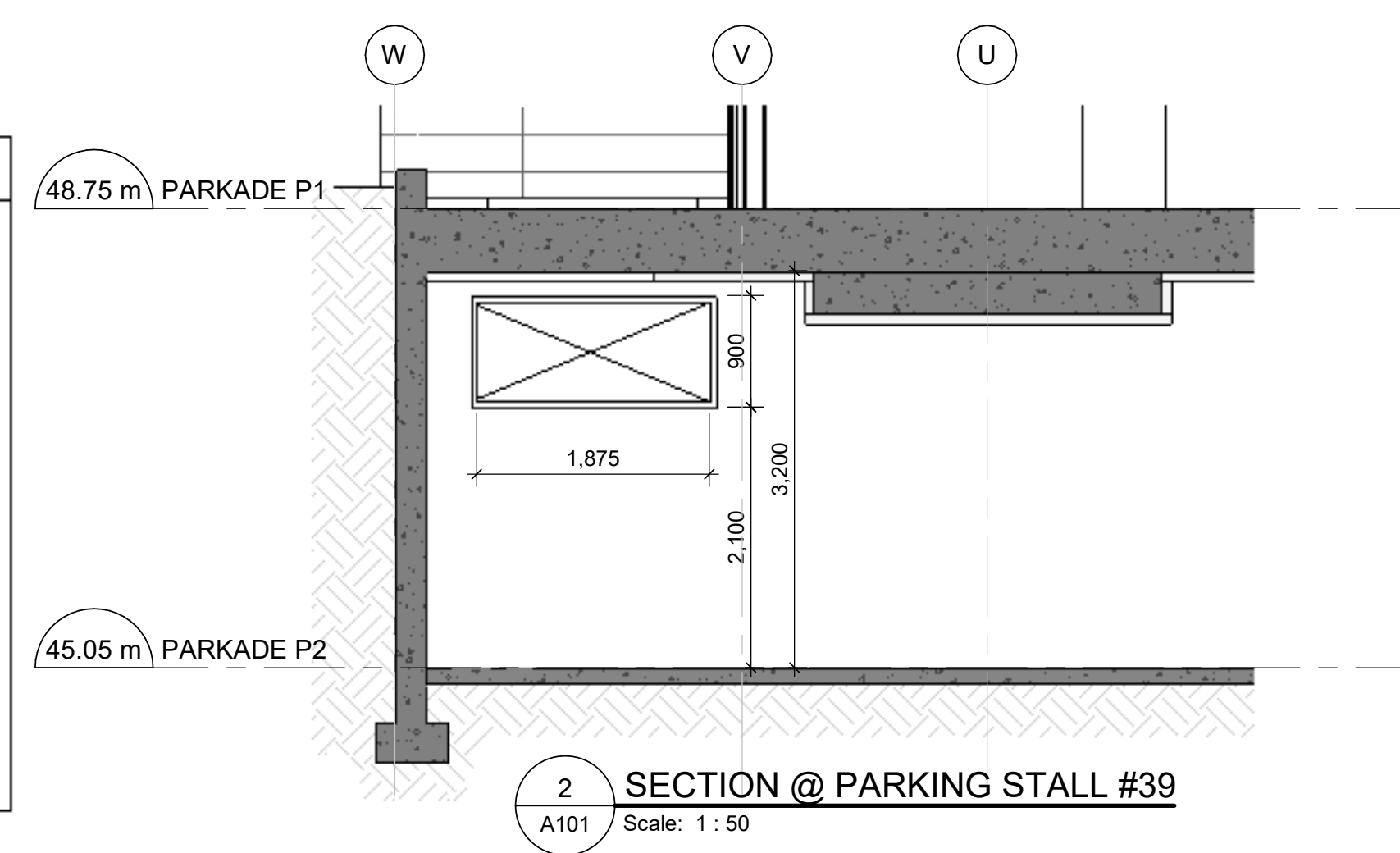
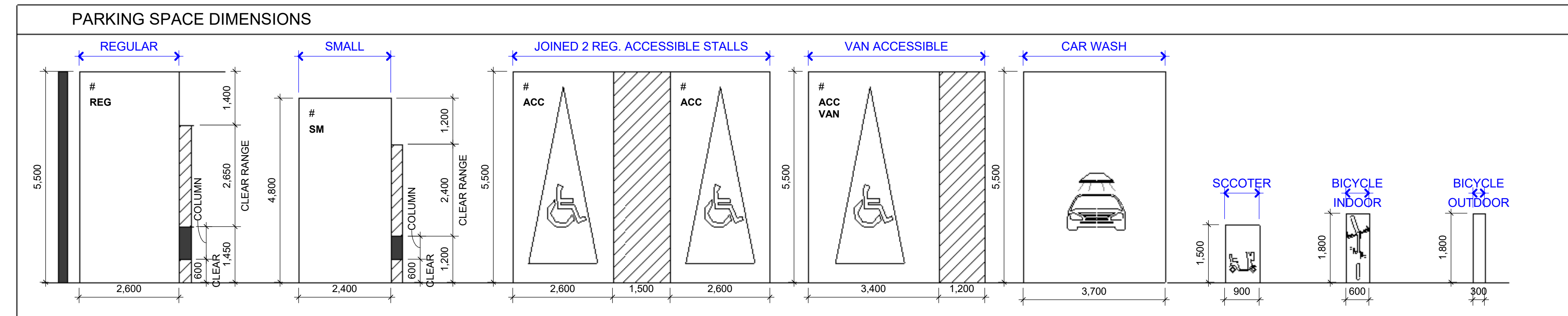
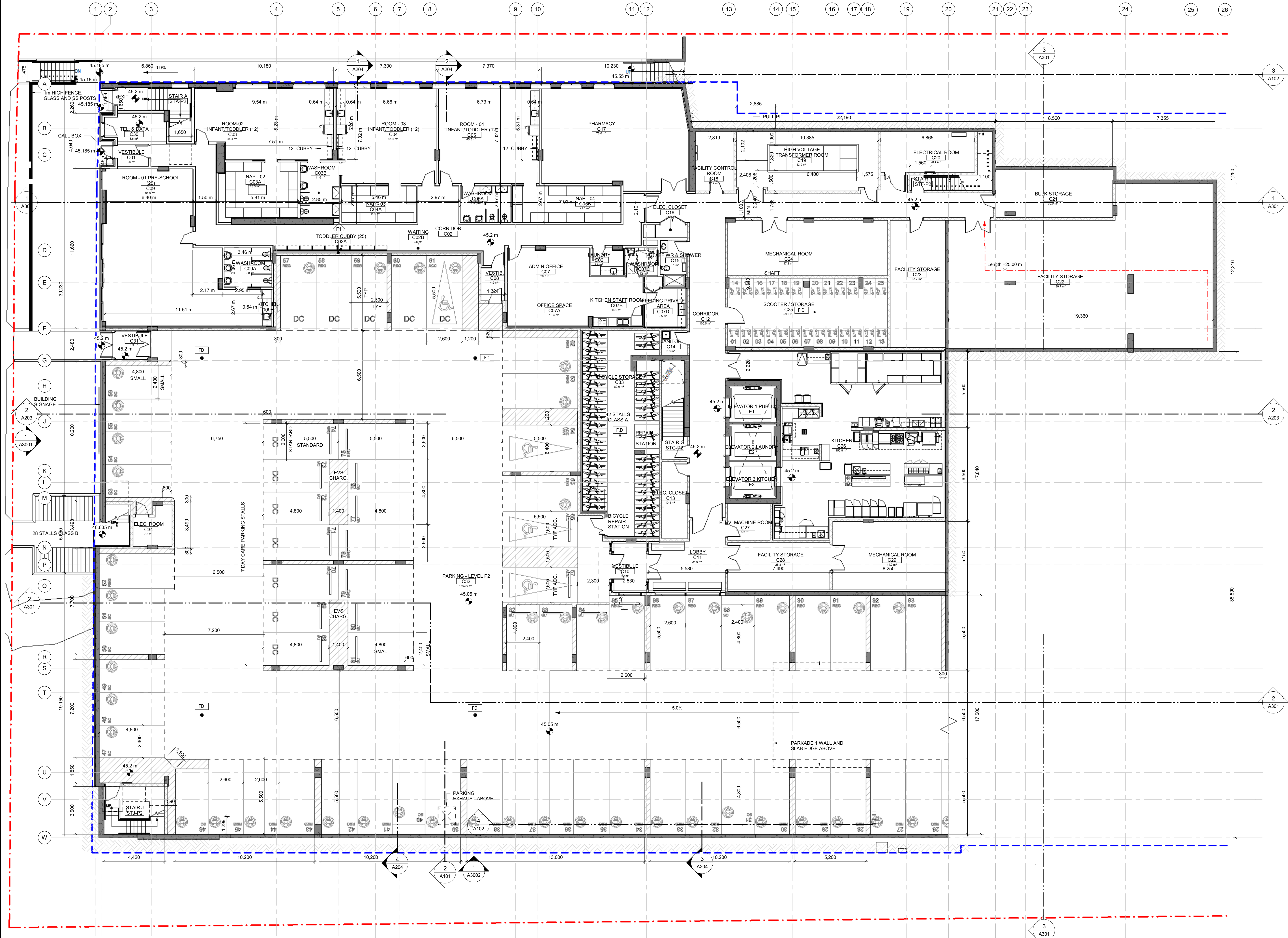
A024

ISSUE

4



2024-07-31 12:16:24 AM



1 LEVEL P2 FLOOR PLAN
A101 Scale: 1:100

2 SECTION @ PARKING STALL #39
A101 Scale: 1:50

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No.	DESCRIPTION	DATE
1	Preliminary Review Set - City of Burnaby	2020-12-13
2	Rezoning Application - Rev. 1	2021-11-29
3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
5	Rezoning Application - Rev. 4	2022-07-04
6	Issued for 3rd Reading	2023-08-31

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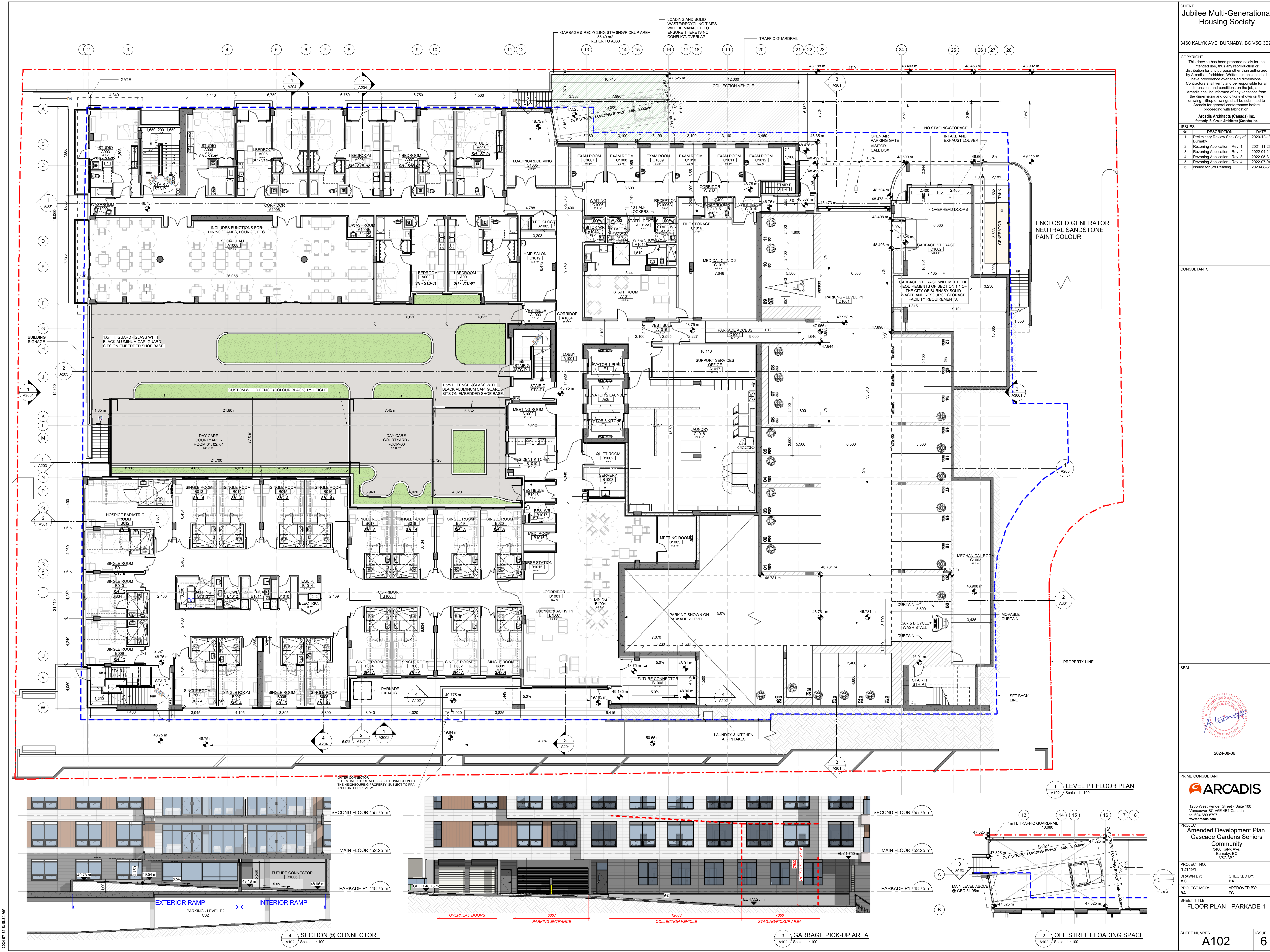
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DRAWN BY: MG
PROJECT MGR: BA
CHECKED BY: BA
APPROVED BY: TG

SHEET TITLE
FLOOR PLAN - PARKADE 2

SHEET NUMBER
A101
ISSUE
6



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1	Preliminary Review Set - City of Burnaby	2020-12-13	
2	Rezoning Application - Rev. 1	2021-11-29	
3	Rezoning Application - Rev. 2	2022-04-21	
4	Rezoning Application - Rev. 3	2022-05-31	
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PROJECT NO:

121191

CHECKED BY:

BA

DRAWN BY:

MG

PROJECT MGR:

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APPROVED BY:

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SHEET TITLE

FLOOR PLAN - PARKADE 1

SHEET NUMBER

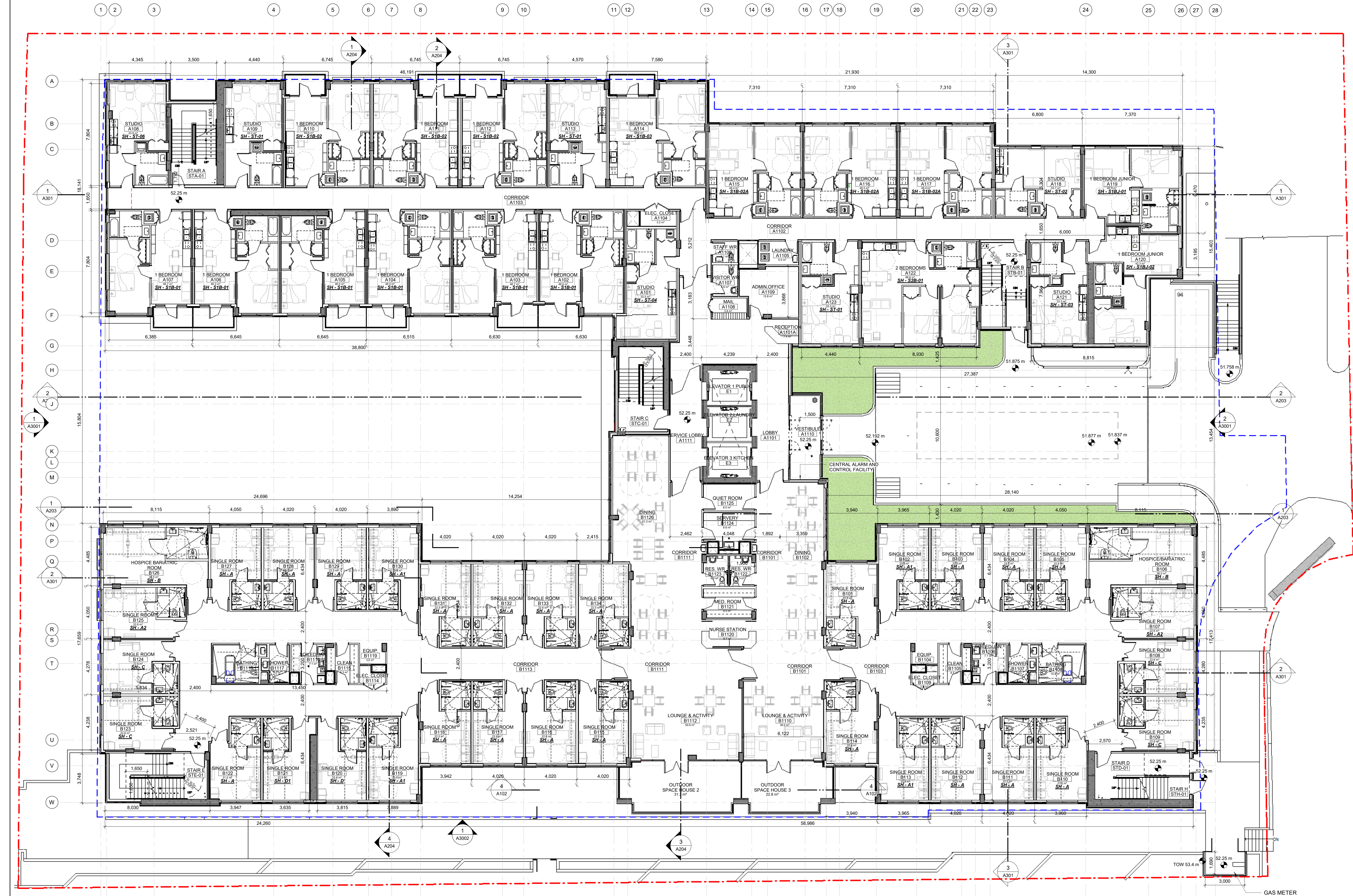
A102

ISSUE

6

2024-07-31 12:16:34 AM

Autodesk DWG2DIF 181 - Jubilee 2023/12/19, Cascade, A-Format D2024-11



1 MAIN LEVEL FLOOR PLAN
A103 Scale: 1:100



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1	1	Preliminary Review Set - City of Burnaby	2020-12-13
2	2	Rezoning Application - Rev. 1	2021-11-29
3	3	Rezoning Application - Rev. 2	2022-04-21
4	4	Rezoning Application - Rev. 3	2022-05-31
5	5	Rezoning Application - Rev. 4	2022-07-04
6	6	Issued for 3rd Reading	2023-08-31

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121191
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PROJECT MGR:
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SHEET TITLE
FLOOR PLAN - MAIN LEVEL

SHEET NUMBER
A103
ISSUE
6

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3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
5	Rezoning Application - Rev. 4	2022-07-04
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PROJECT MGR:
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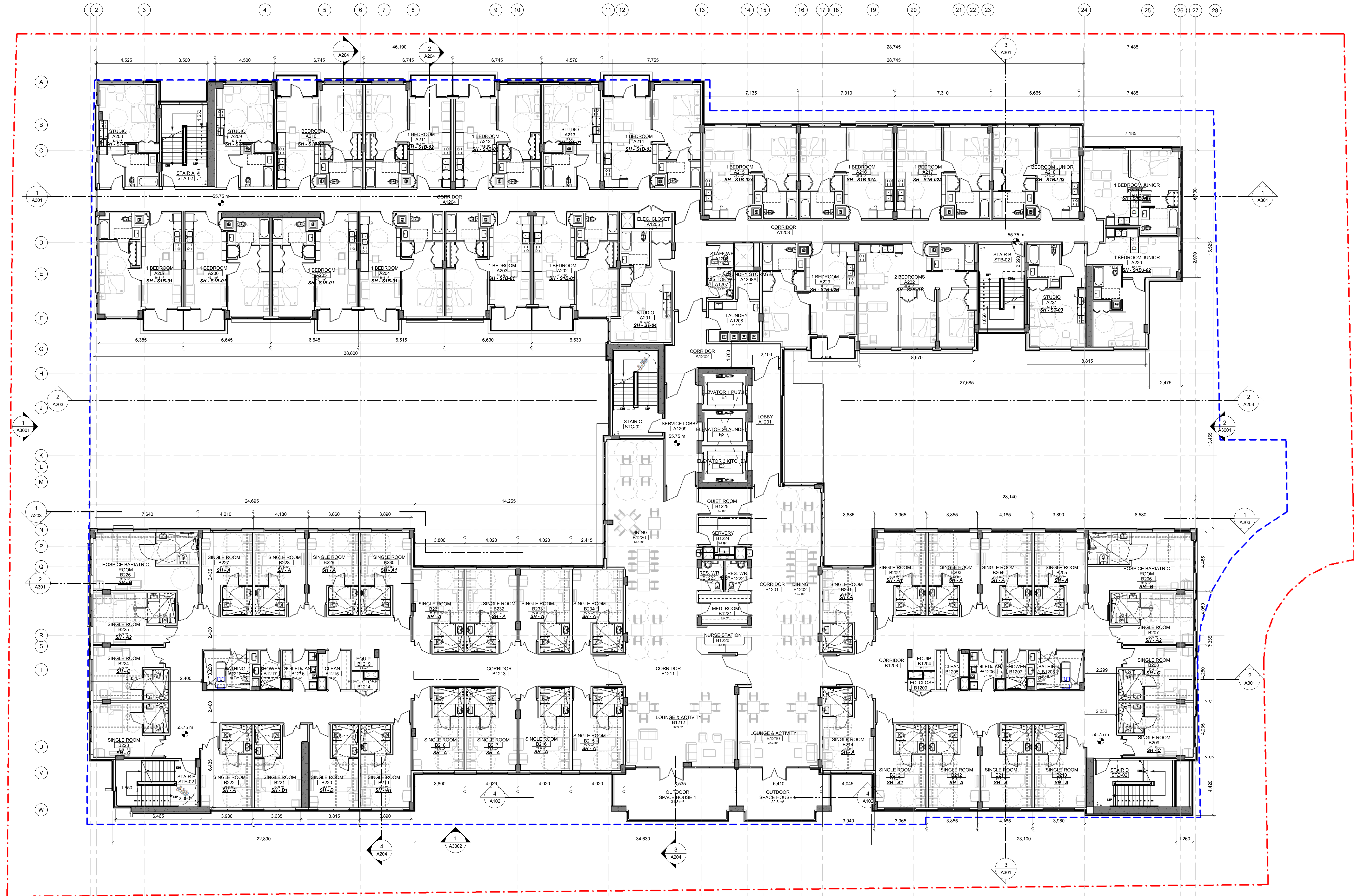
FLOOR TITLE
FLOOR PLAN - SECOND LEVEL

SHEET NUMBER

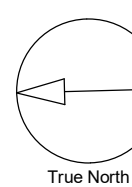
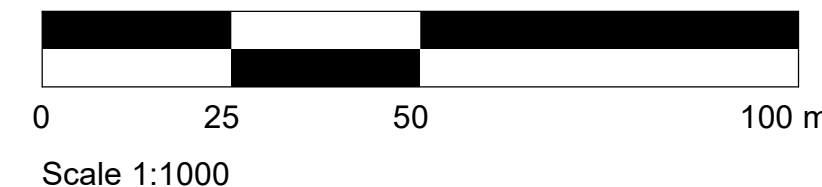
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ISSUE

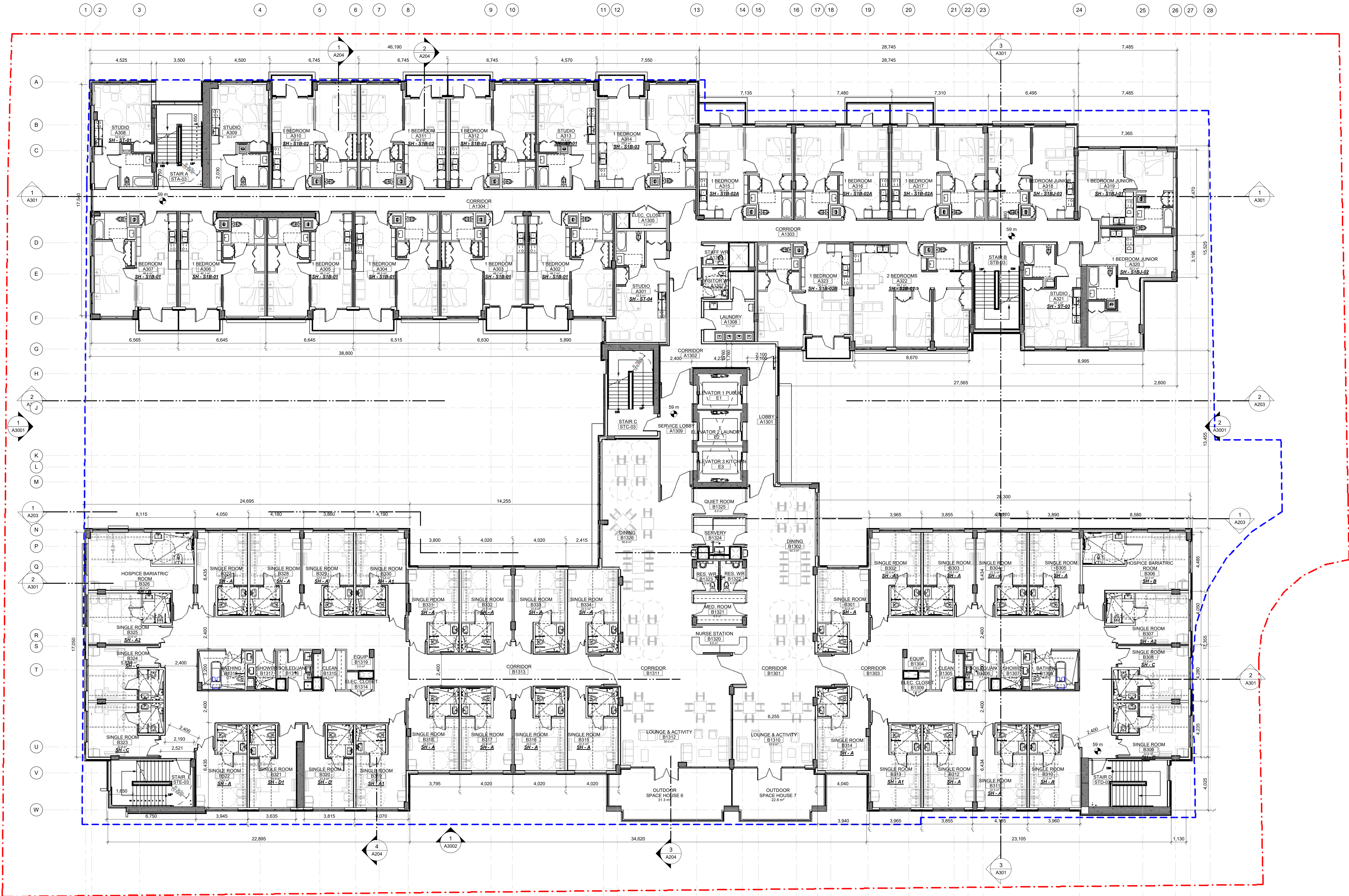
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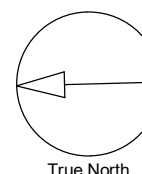
1 FLOOR PLAN - SECOND LEVEL
A104 Scale: 1:100



2024-07-31 12:16:56 AM



1 LEVEL 3 FLOOR PLAN
A105 / Scale: 1:100



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3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
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PROJECT MGR:
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CHECKED BY:
BA
APPROVED BY:
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SHEET TITLE
FLOOR PLAN - THIRD LEVEL

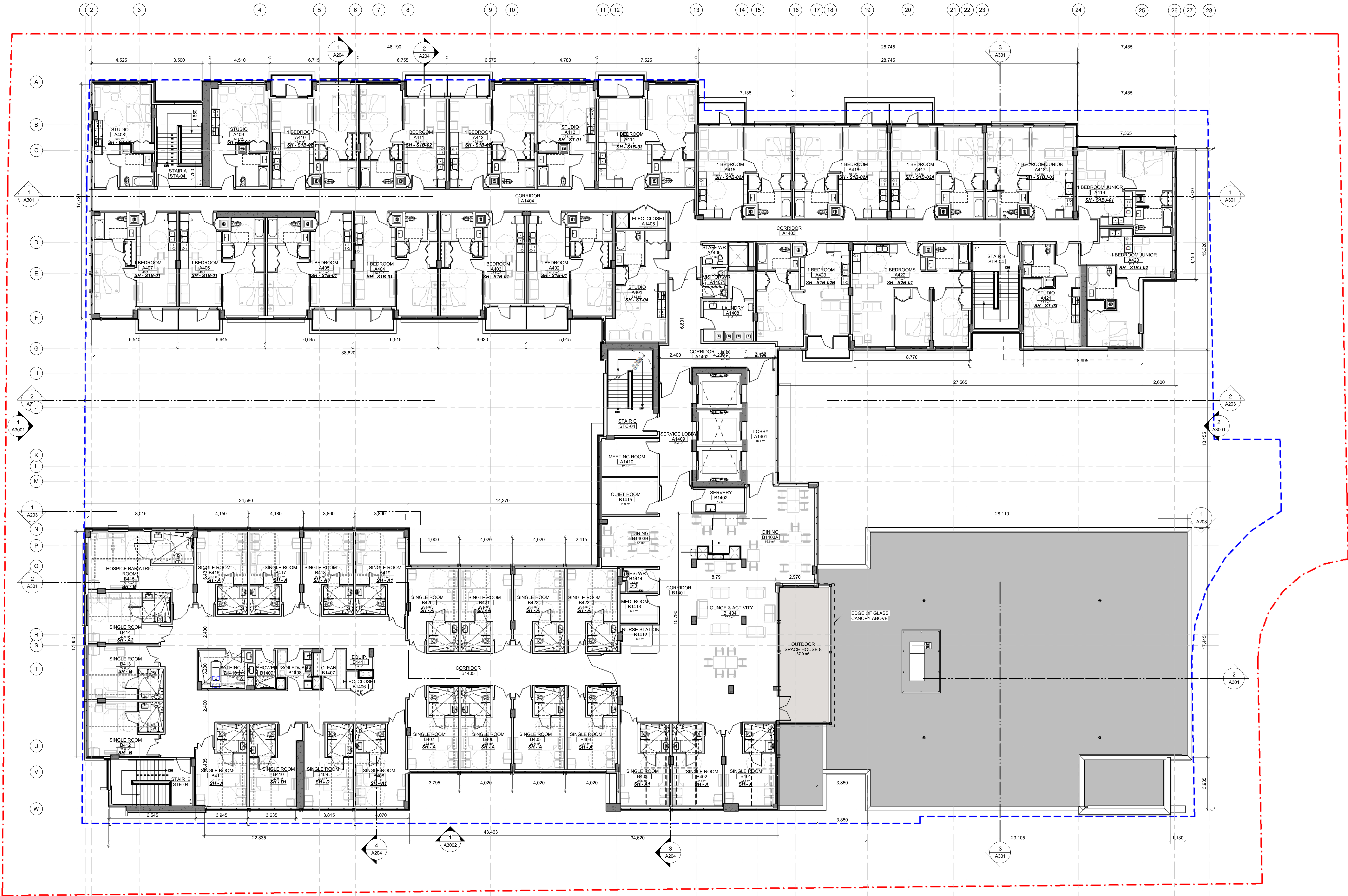
SHEET NUMBER

A105

ISSUE

6

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1 LEVEL 4 FLOOR PLAN
A106 / Scale: 1:100

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3	3	Rezoning Application - Rev. 2	2022-04-21
4	4	Rezoning Application - Rev. 3	2022-05-31
5	5	Rezoning Application - Rev. 4	2022-07-04
6	6	Issued for 3rd Reading	2023-08-31

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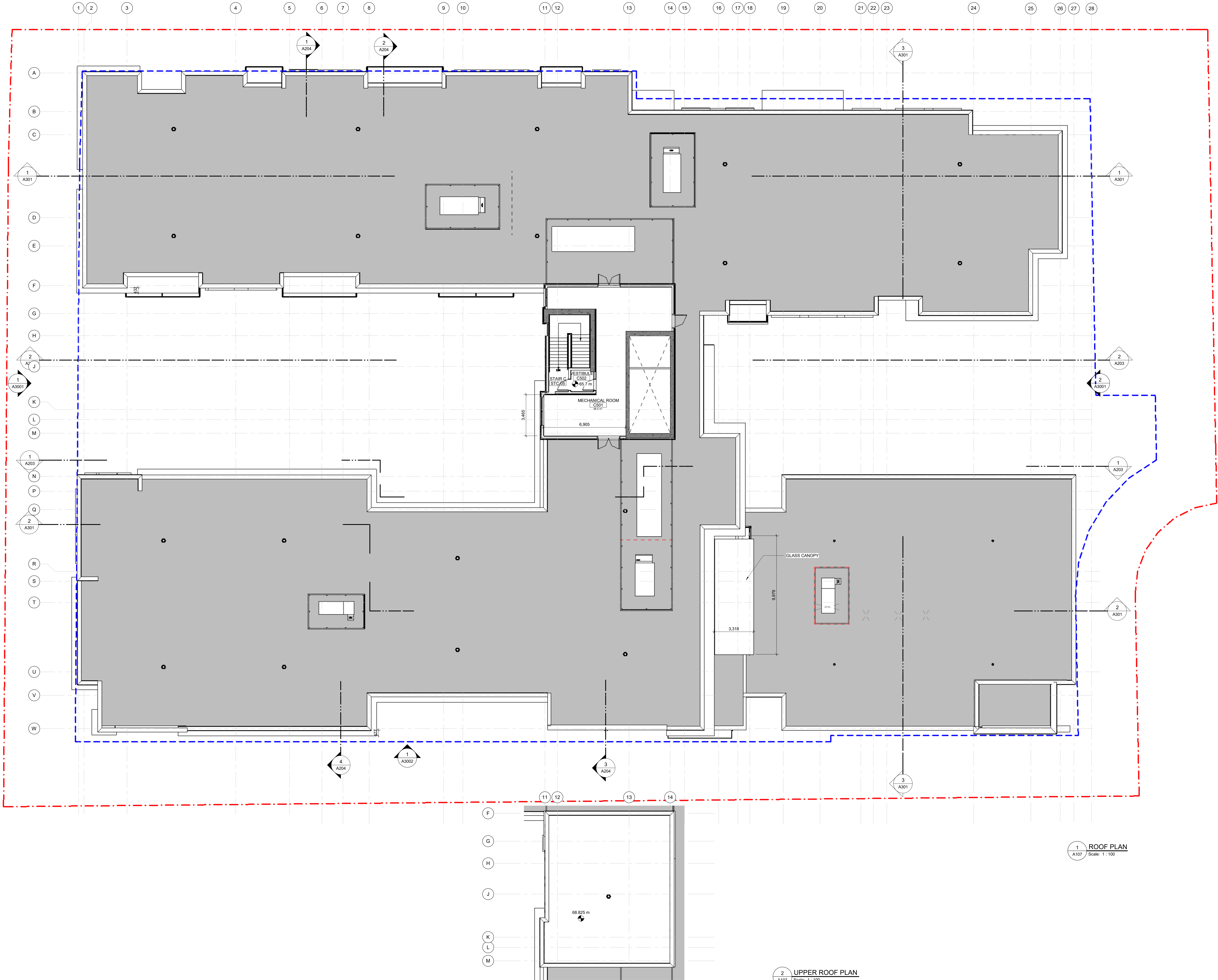
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PROJECT NO: 121191
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PROJECT MGR: BA
CHECKED BY: BA
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SHEET TITLE
FLOOR PLAN - FOURTH LEVEL

SHEET NUMBER
A106
ISSUE
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2	Rezoning Application - Rev. 1	2021-11-29
3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
5	Rezoning Application - Rev. 4	2022-07-04
6	Issued for 3rd Reading	2023-08-31

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PROJECT

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Cascade Gardens Seniors
Community
3460 Kalyk Ave.
Burnaby, BC
V5G 3B2

PROJECT NO:

121191

DRAWN BY:

MG

CHECKED BY:

BA

PROJECT MGR:

BA

APPROVED BY:

TG

SHEET TITLE

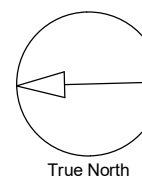
ROOF PLAN

SHEET NUMBER

A107

ISSUE

6



ISSUES		
No.	DESCRIPTION	DATE
1	Preliminary Review Set - City of Burnaby	2020-12-13
2	Rezoning Application - Rev. 1	2021-11-29
3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
5	Rezoning Application - Rev. 4	2022-07-04
6	Issued for 3rd Reading	2023-08-31

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KEYNOTES

- CEMENTITIOUS PANEL - WHITE
- COMPOSITE WOODEN PANEL - NATURAL
- STONE CLADDING - DARK GREY
- CEMENTITIOUS PANEL - DARK GREY
- METAL PANEL - WHITE
- PREFINISHED METAL FLASHING ON ROOF ASSEMBLY
- GLASS AND METAL CANOPY
- WINDOW WALL SYSTEM
- ENCLOSED GENERATOR - NEUTRAL SANDSTONE PAINT COLOUR
- CLEAR GLASS GUARD RAILS BALCONY - BLACK ALUMINUM CAP, GUARD SITS ON AN EMBEDDED SHOE
- ROOFTOP SCREEN, ALUMINUM FRAME PANELS C/W PREFINISHED ALUMINUM LOUVRE BLADES, GREY COLOUR
- INTAKE AND EXHAUST LOUVER
- OPEN AIR PARKING GATE
- GLASS PRIVACY SCREEN

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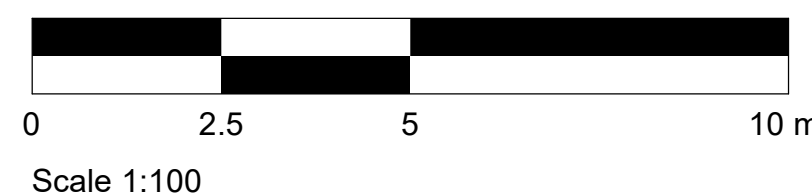
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PROJECT
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Cascade Gardens Seniors
Community
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PROJECT NO:
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DRAWN BY:
MG
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BA
PROJECT MGR:
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APPROVED BY:
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SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A201
ISSUE
6



2024-07-31 2:26:11 AM



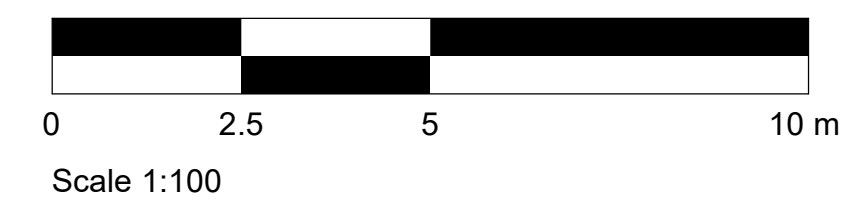
2 COURTYARD LOOKING EAST
A203 Scale: 1 : 100

KEYNOTES

- CEMENTITIOUS PANEL - WHITE
- COMPOSITE WOODEN PANEL - NATURAL
- STONE CLADDING - DARK GREY
- CEMENTITIOUS PANEL - DARK GREY
- METAL PANEL - WHITE
- PREFINISHED METAL FLASHING ON ROOF ASSEMBLY
- GLASS AND METAL CANOPY
- WINDOW WALL SYSTEM
- ENCLOSED GENERATOR - NEUTRAL SANDSTONE PAINT COLOUR
- CLEAR GLASS GUARD RAILS BALCONY - BLACK ALUMINUM CAP, GUARD SITS ON AN EMBEDDED SHOE
- ROOFTOP SCREEN, ALUMINUM FRAME PANELS C/W PREFINISHED ALUMINUM LOUVRE BLADES, GREY COLOUR
- INTAKE AND EXHAUST LOUVER
- OPEN AIR PARKING GATE
- GLASS PRIVACY SCREEN



1 COURTYARD LOOKING WEST
A203 Scale: 1 : 100



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PROJECT
Amended Development Plan
Cascade Gardens Seniors
Community
3460 Kalyk Ave.
Burnaby, BC
V5G 3B2

PROJECT NO:
121191
DRAWN BY:
MG
PROJECT MGR:
BA
CHECKED BY:
BA
APPROVED BY:
TG

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

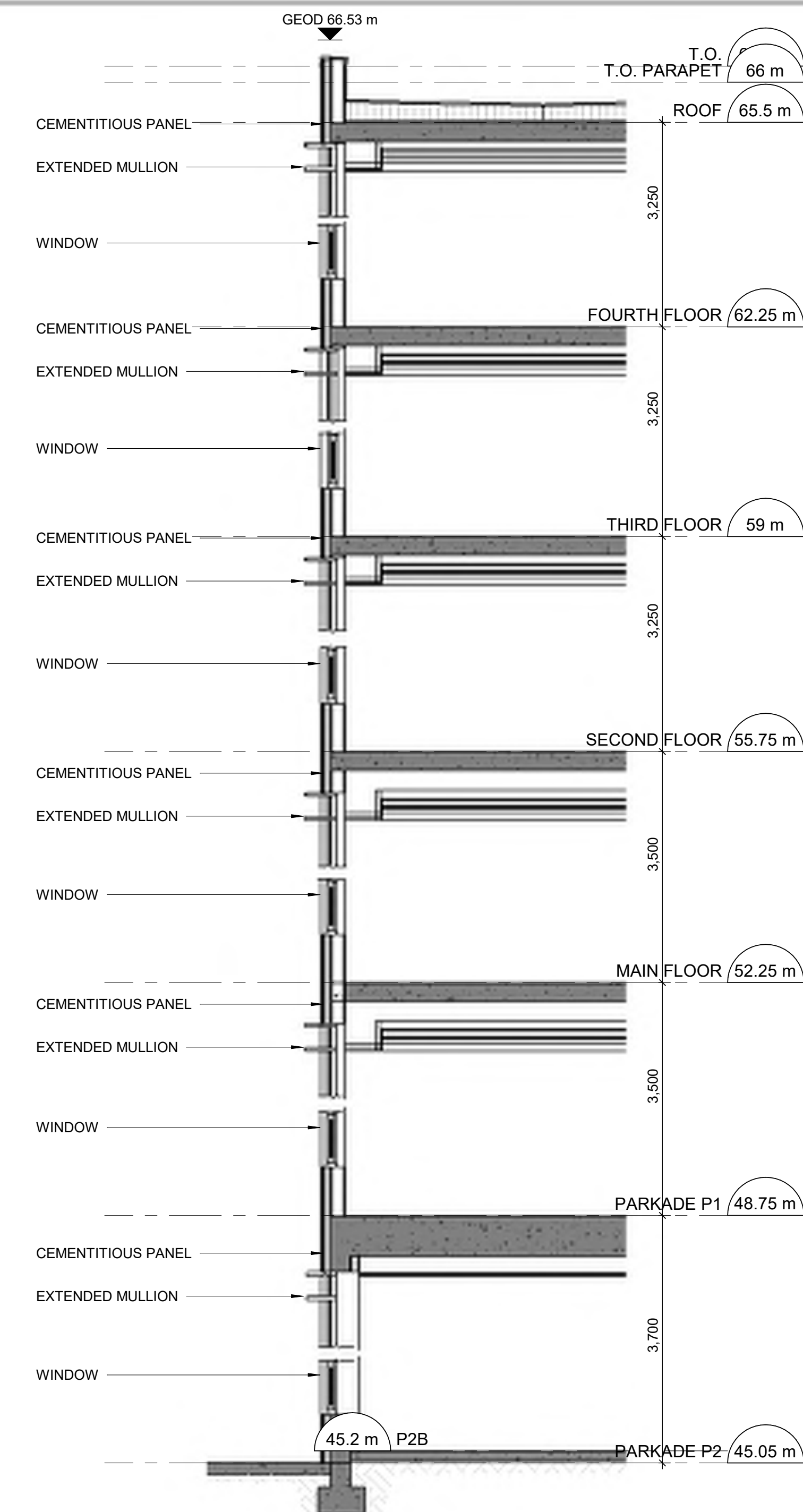
A203

ISSUE

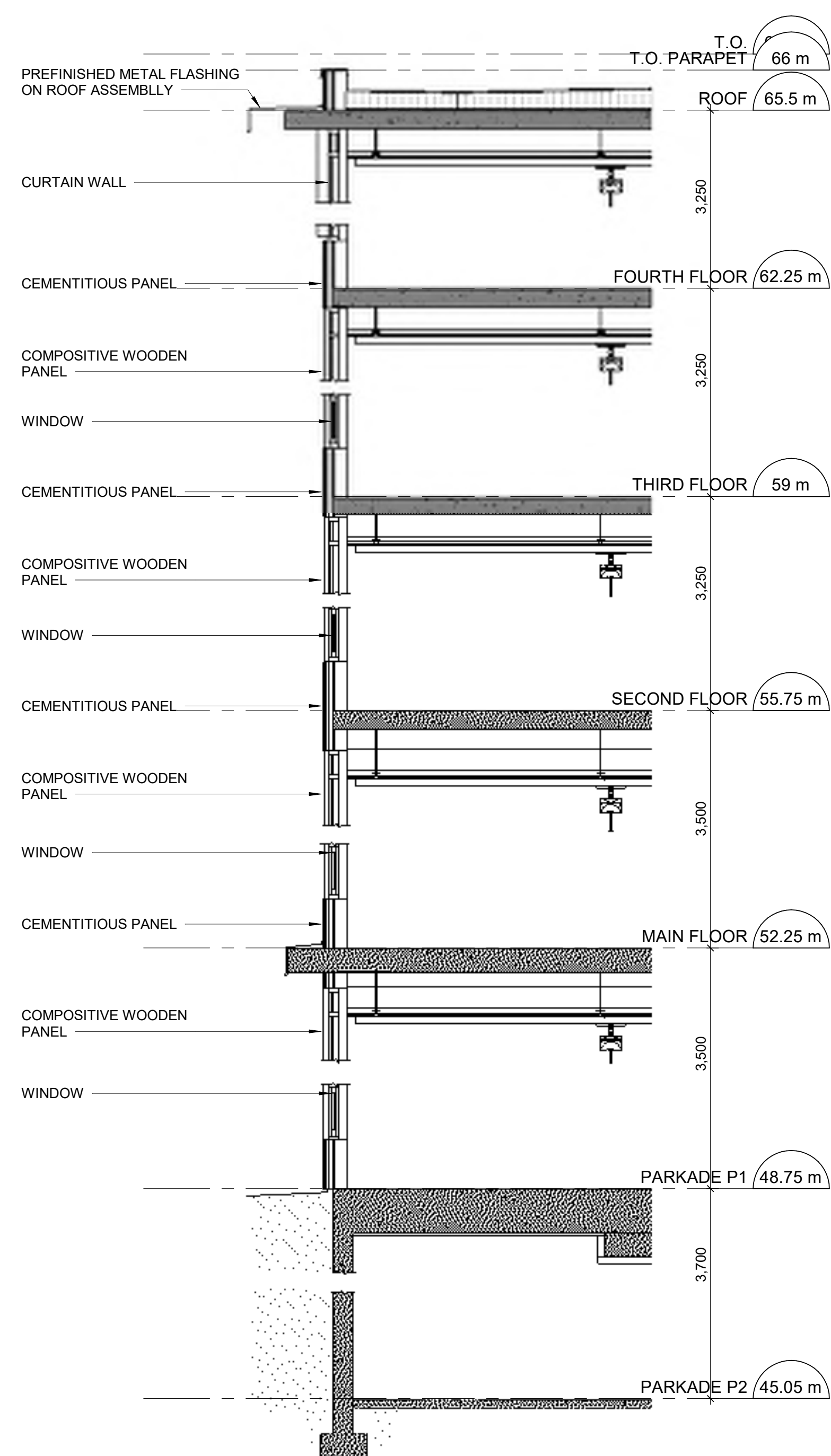
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Author: Dany/121191 - Jubilee 2022/12/13 - Cascade - A-Concept 2022/04/14

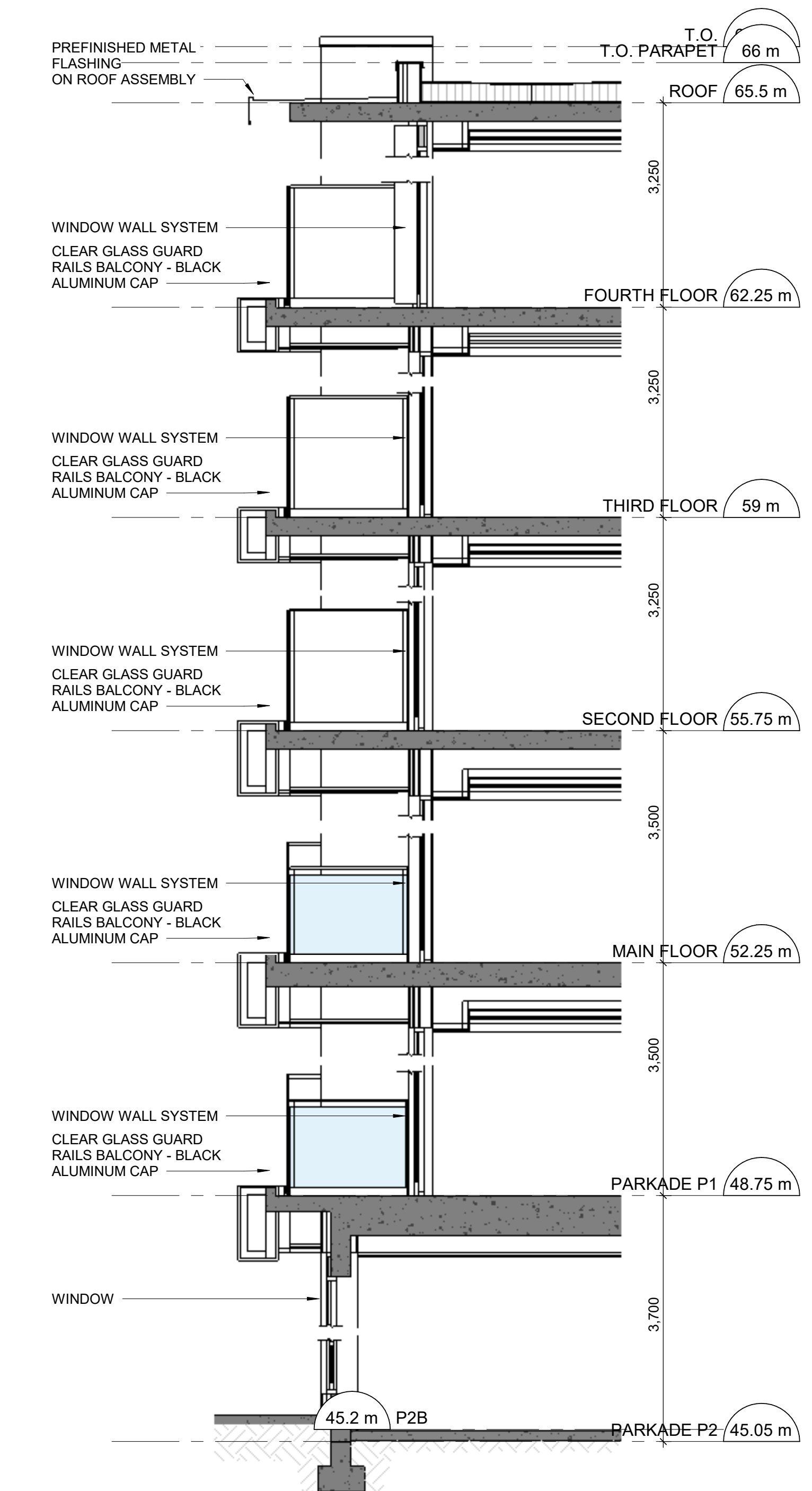
WALL SECTIONS



Hand-drawn sketch of a reinforced concrete beam cross-section. The beam has a total width of 200 mm and a height of 140 mm. It shows a top reinforcement bar, a bottom reinforcement bar, and a central vertical bar. A lightning bolt symbol is drawn on the left side of the beam, indicating a crack or stress point.



A hand-drawn cross-section diagram of a window assembly. The diagram shows a vertical section of a building facade. On the left, a thick vertical line represents the 'CURTAIN WALL'. To its right is a 'FACE OF CONVENTIONAL PANEL'. A horizontal line, labeled 'EXTENDED MULLION', connects the curtain wall to the conventional panel. A dimension line above this mullion indicates a length of '200'. A diagonal line with a checkmark symbol points to the joint between the curtain wall and the mullion.



This architectural section drawing illustrates the vertical profile of a building facade, detailing various levels and structural elements. The drawing includes the following components:

- T.O. PARAPET**: Top of parapet at 66 m.
- ROOF**: Roof level at 65.5 m.
- FLOOR LEVELS**:
 - FOURTH FLOOR**: 62.25 m.
 - THIRD FLOOR**: 59 m.
 - SECOND FLOOR**: 55.75 m.
 - MAIN FLOOR**: 52.25 m.
 - PARKADE P1**: 48.75 m.
 - PARKADE P2**: 45.05 m.
- Structural Elements**:
 - REFINISHED METAL FLASHING**: Located at the top edge.
 - GEOD 66.30 m**: A horizontal structural element.
 - EXTENDED VERTICAL MULLION**: Vertical structural element connecting floors.
 - CLEAR GLASS GUARD RAILS BALCONY - BLACK ALUMINUM CAP**: Balcony railings on the second and third floors.
 - COLUMN BOX BEYOND**: Structural boxes above the second and third floors.
 - OUTDOOR SPACE HOUSE 2, 4, 6**: Outdoor spaces located between the main floor and upper floors.
- Dimensions**: Vertical dimensions of 3,250 mm are indicated between the fourth, third, and second floors, and between the second and main floors. A dimension of 3,500 mm is shown between the main floor and Parkade P1. A total height of 3,700 mm is indicated from the ground level to the roof level.

CLIENT

Jubilee Multi-Generational Housing Society

3460 KALYK AVE, BURNABY, BC V5G 3B2

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ISSUES	DESCRIPTION	DATE
1	Preliminary Review Set - City of Burnaby	2020-12-13
2	Rezoning Application - Rev. 1	2021-11-29
3	Rezoning Application - Rev. 2	2022-04-21
4	Rezoning Application - Rev. 3	2022-05-31
5	Rezoning Application - Rev. 4	2022-07-04
6	Issued for 3rd Reading	2023-08-31

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2024-08-06

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PROJECT

Amended Development Plan

Cascade Gardens Seniors Community

3460 Kalyk Ave.

Burnaby, BC

V5G 3B2

PROJECT NO:

21191

DRAWN BY:

CG-MG

CHECKED BY:

BA

PROJECT MGR:

IA

APPROVED BY:

TG

SHEET TITLE

WALL SECTIONS AND MATERIALS

SHEET NUMBER

A204

ISSUE

6



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2024-08-06

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PROJECT

**Amended Development Plan
Cascade Gardens Seniors Community**

3460 Kalyk Ave.
Burnaby, BC
V5G 3B2

PROJECT NO:	121191	CHECKED BY:	BA
DRAWN BY:	MG	APPROVED BY:	TG
PROJECT MGR:	BA		

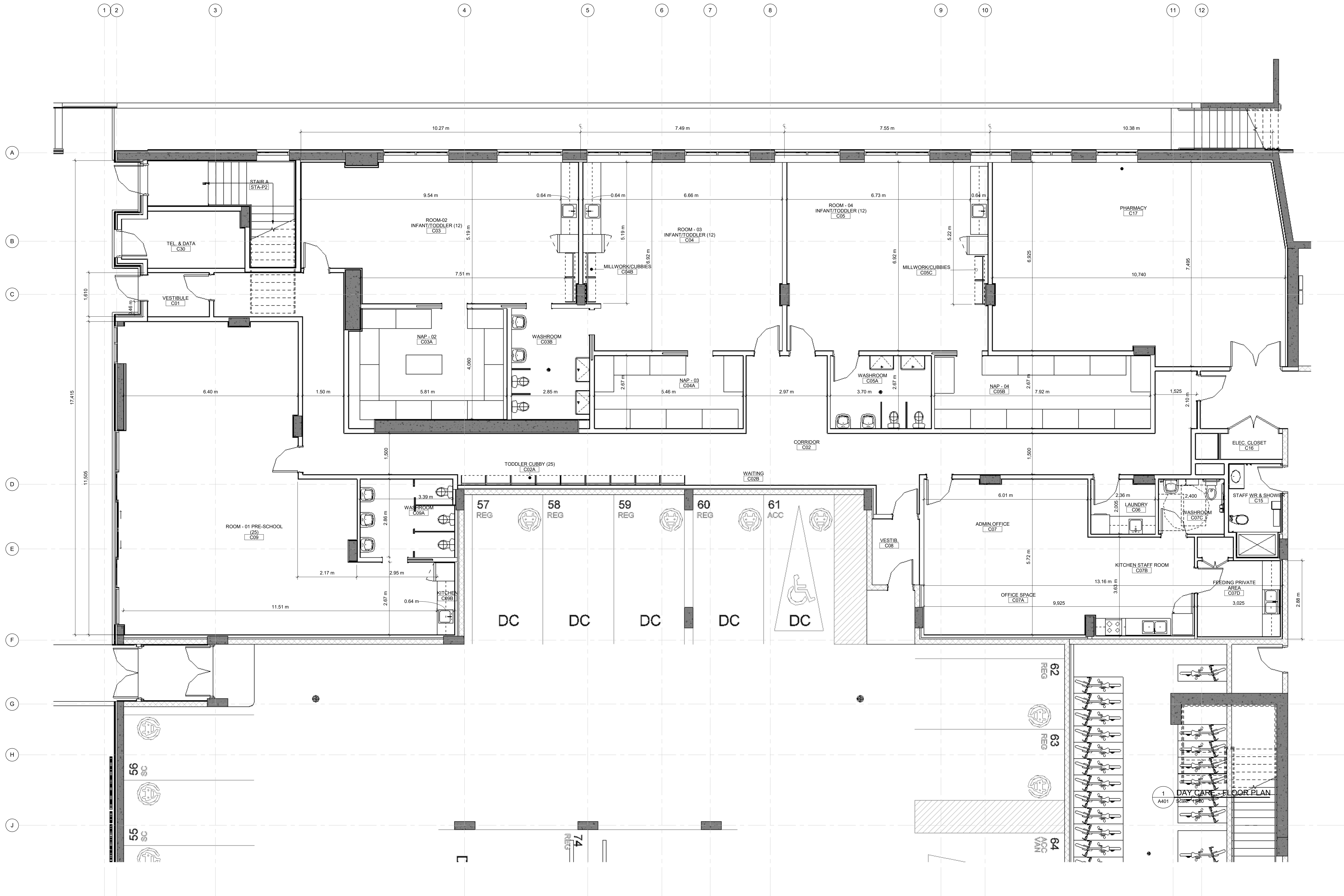
SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER	A301	ISSUE	6
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ISSUES		
No.	DESCRIPTION	DATE
1	Rezoning Application - Rev. 1	2021-11-26
2	Rezoning Application - Rev. 2	2022-04-21
3	Rezoning Application - Rev. 3	2022-05-31
4	Rezoning Application - Rev. 4	2022-07-04
5	Issued for 3rd Reading	2023-08-31

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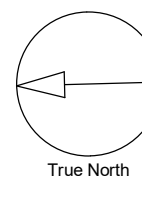
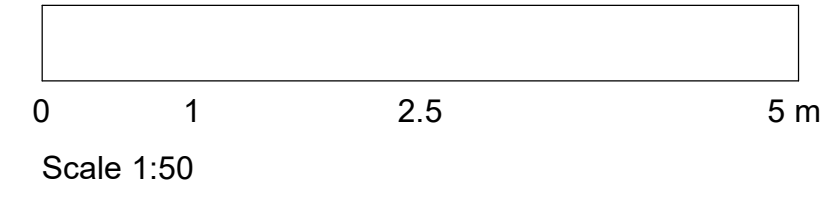
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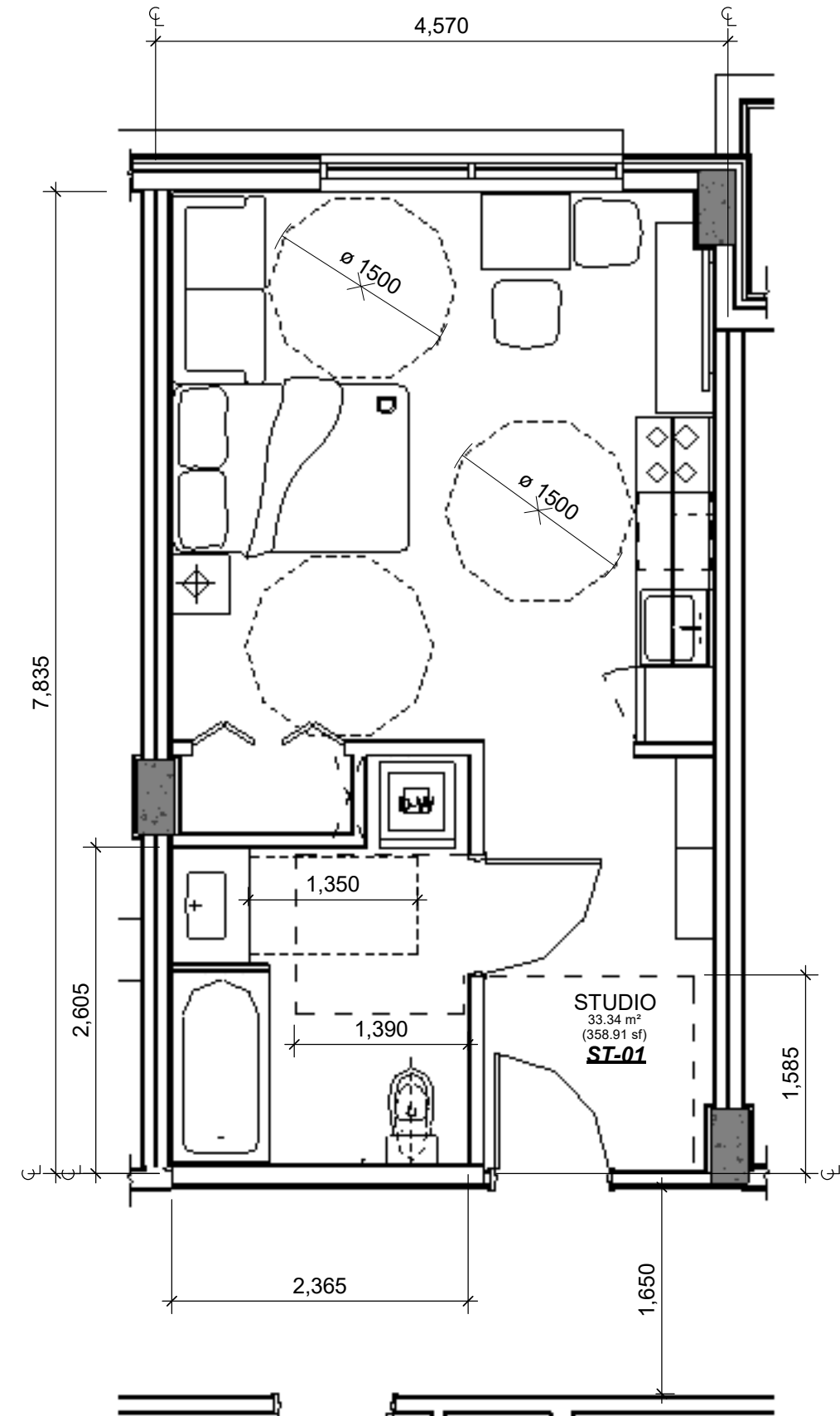
PROJECT NO:
121191
DRAWN BY:
MG
PROJECT MGR:
BA
CHECKED BY:
BA
APPROVED BY:
TG

SHEET TITLE
FLOOR PLAN DAY CARE

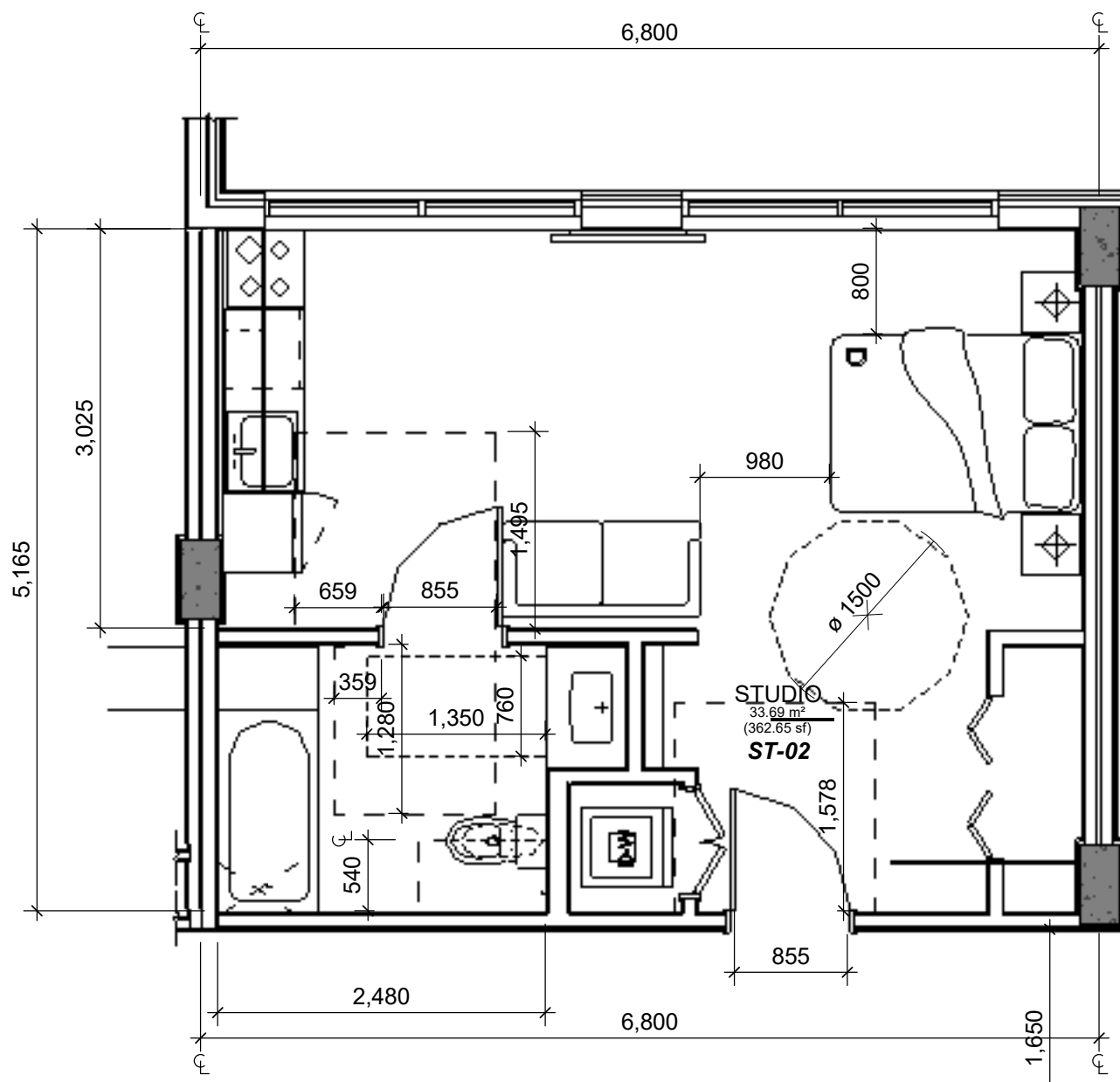
SHEET NUMBER
A401
ISSUE
5



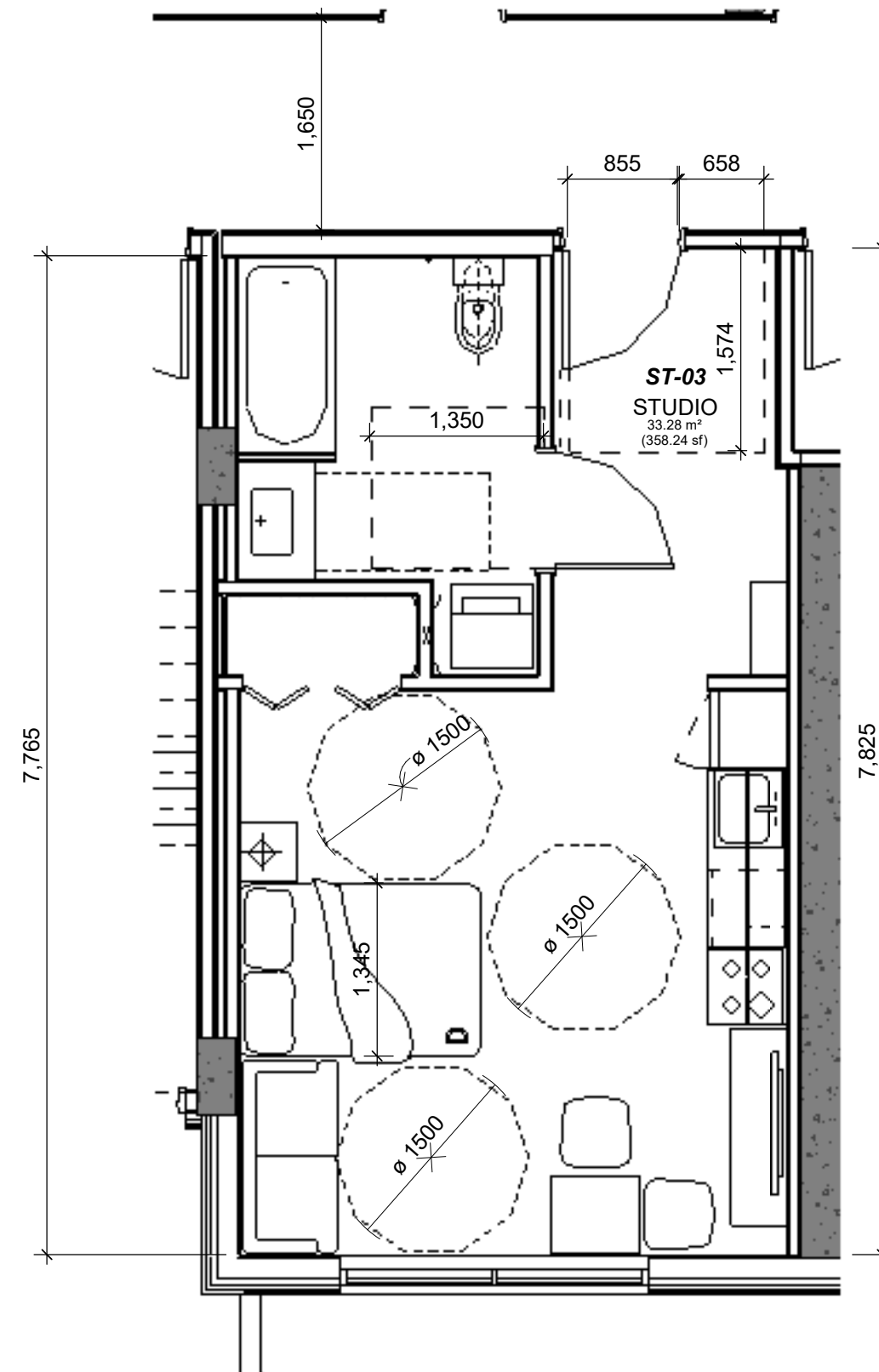
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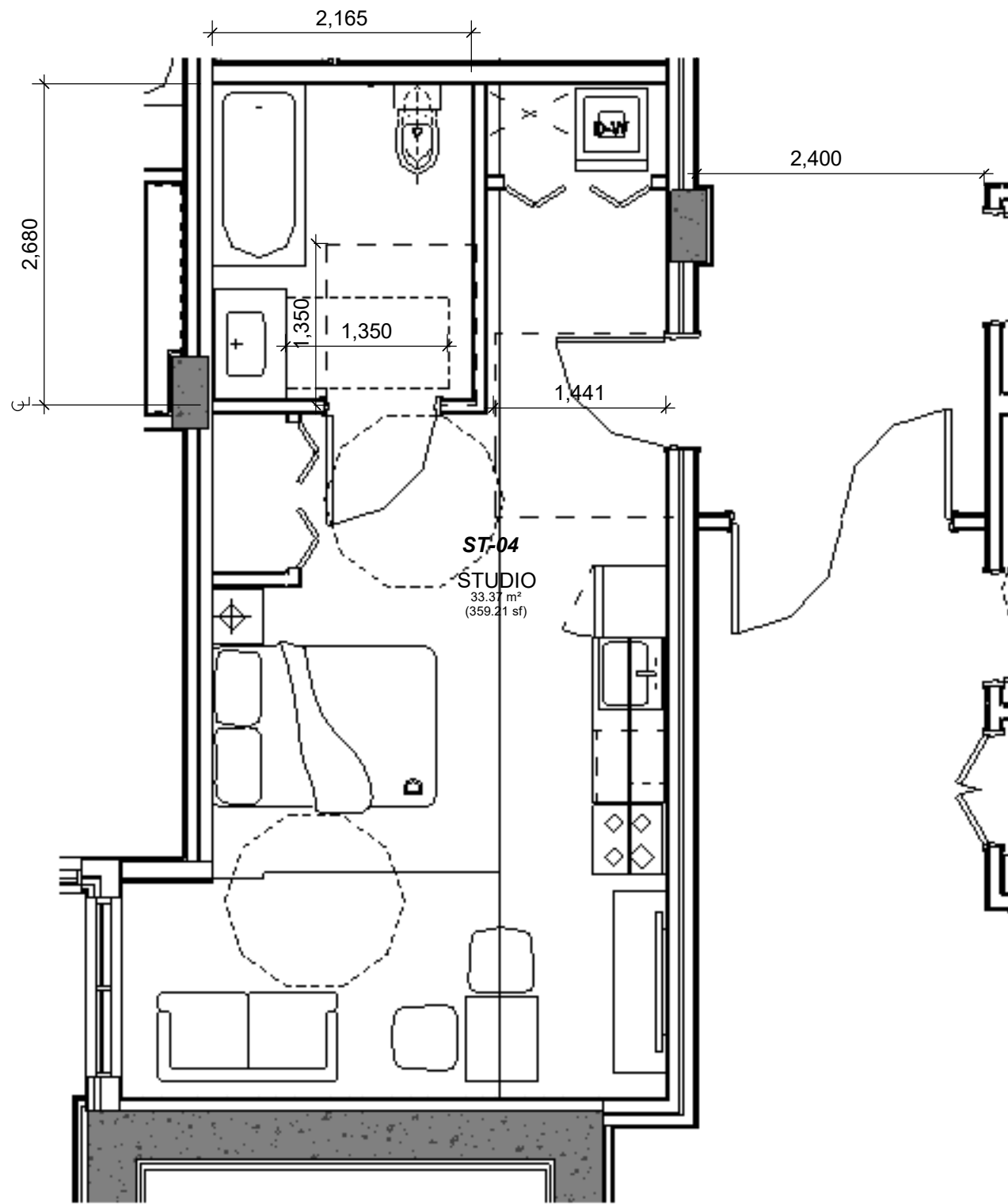
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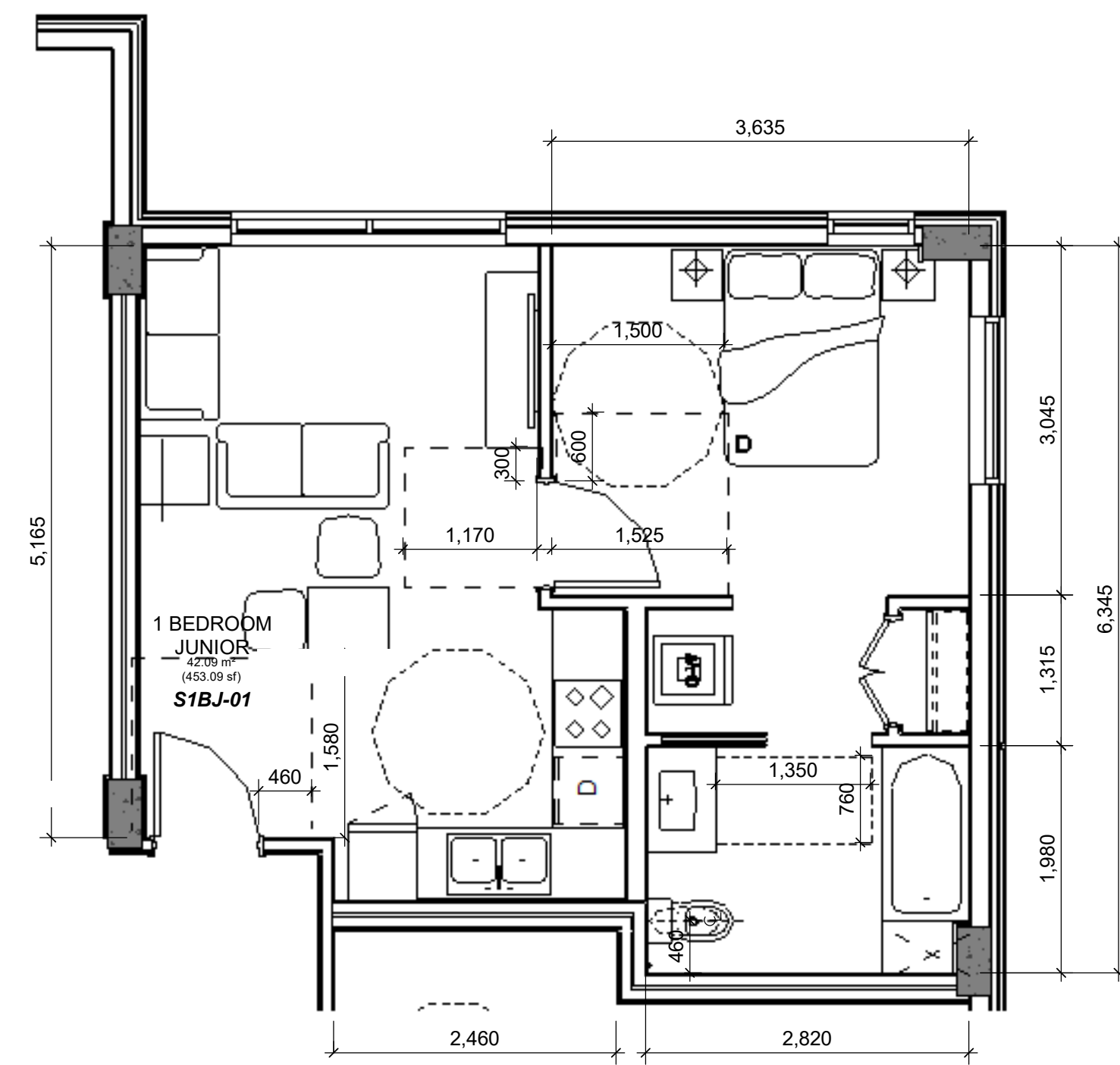
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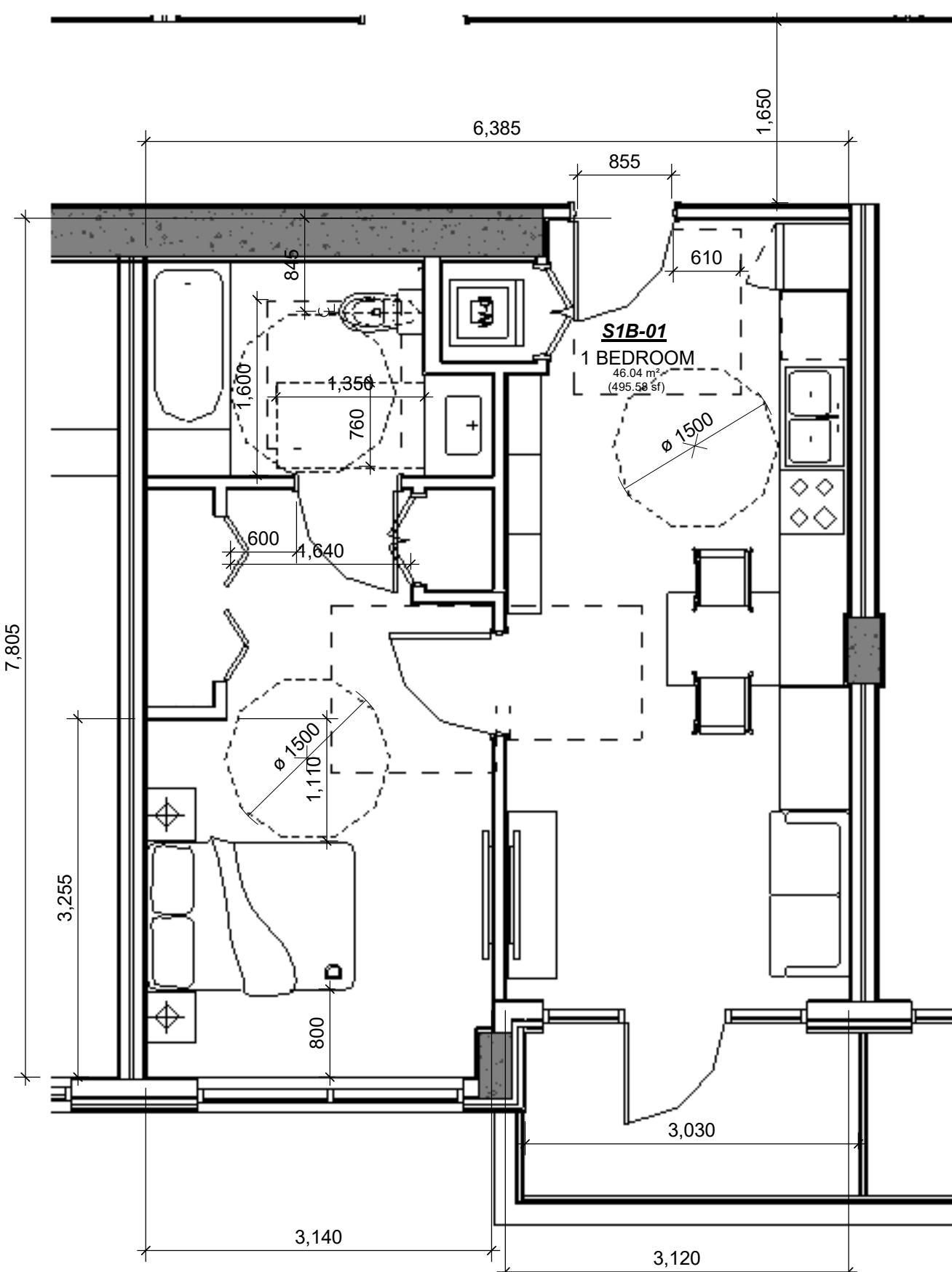
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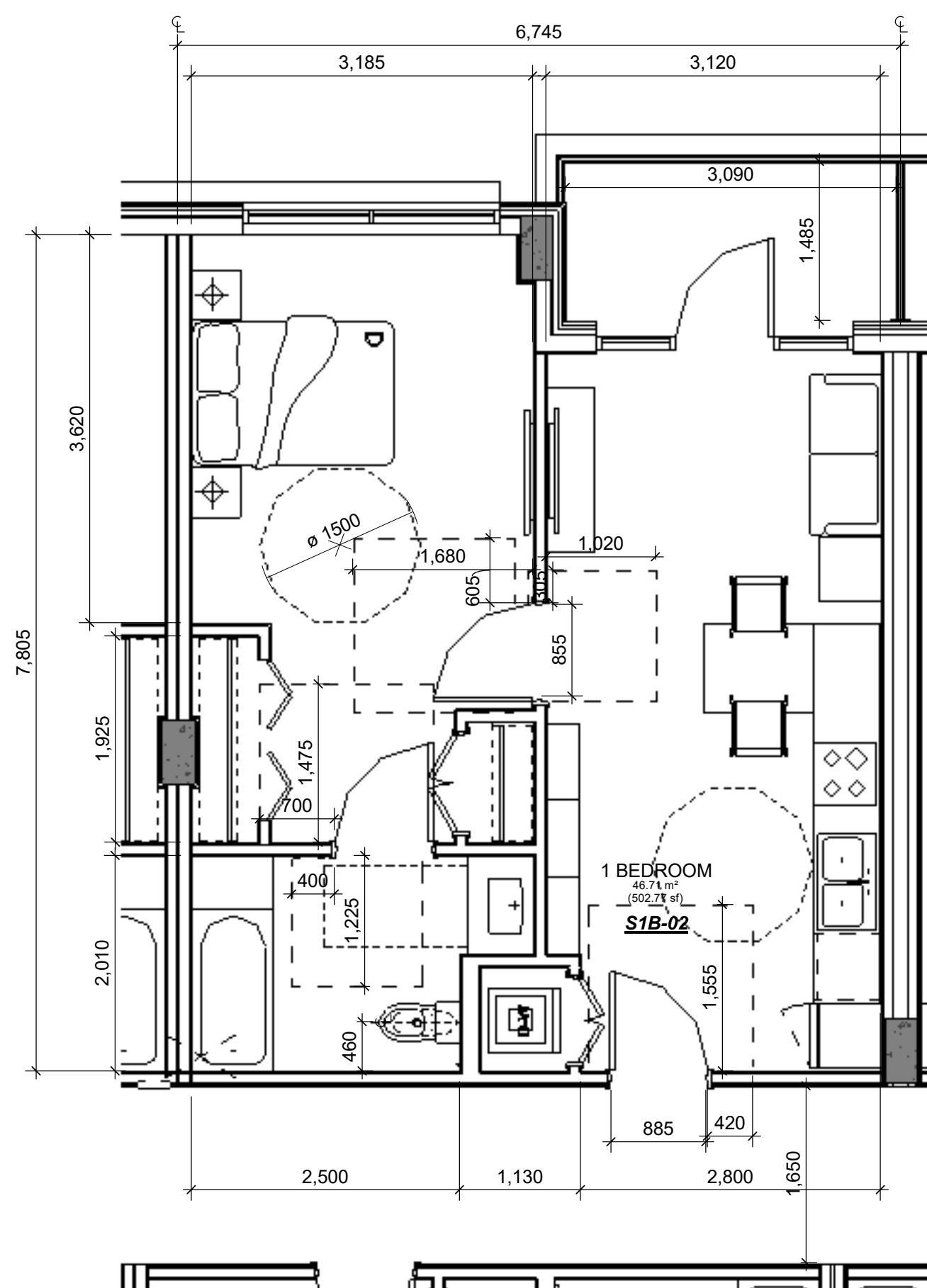
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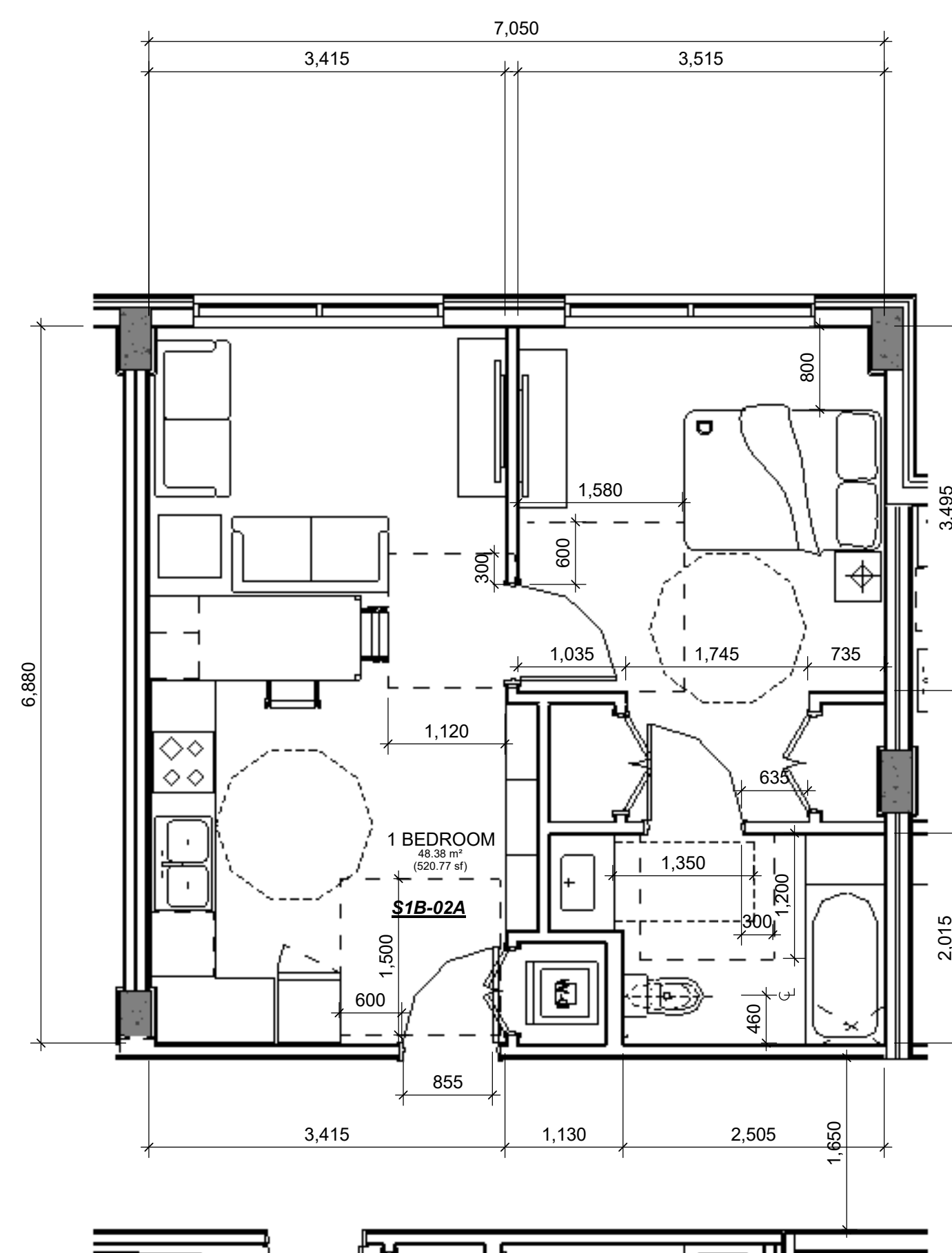
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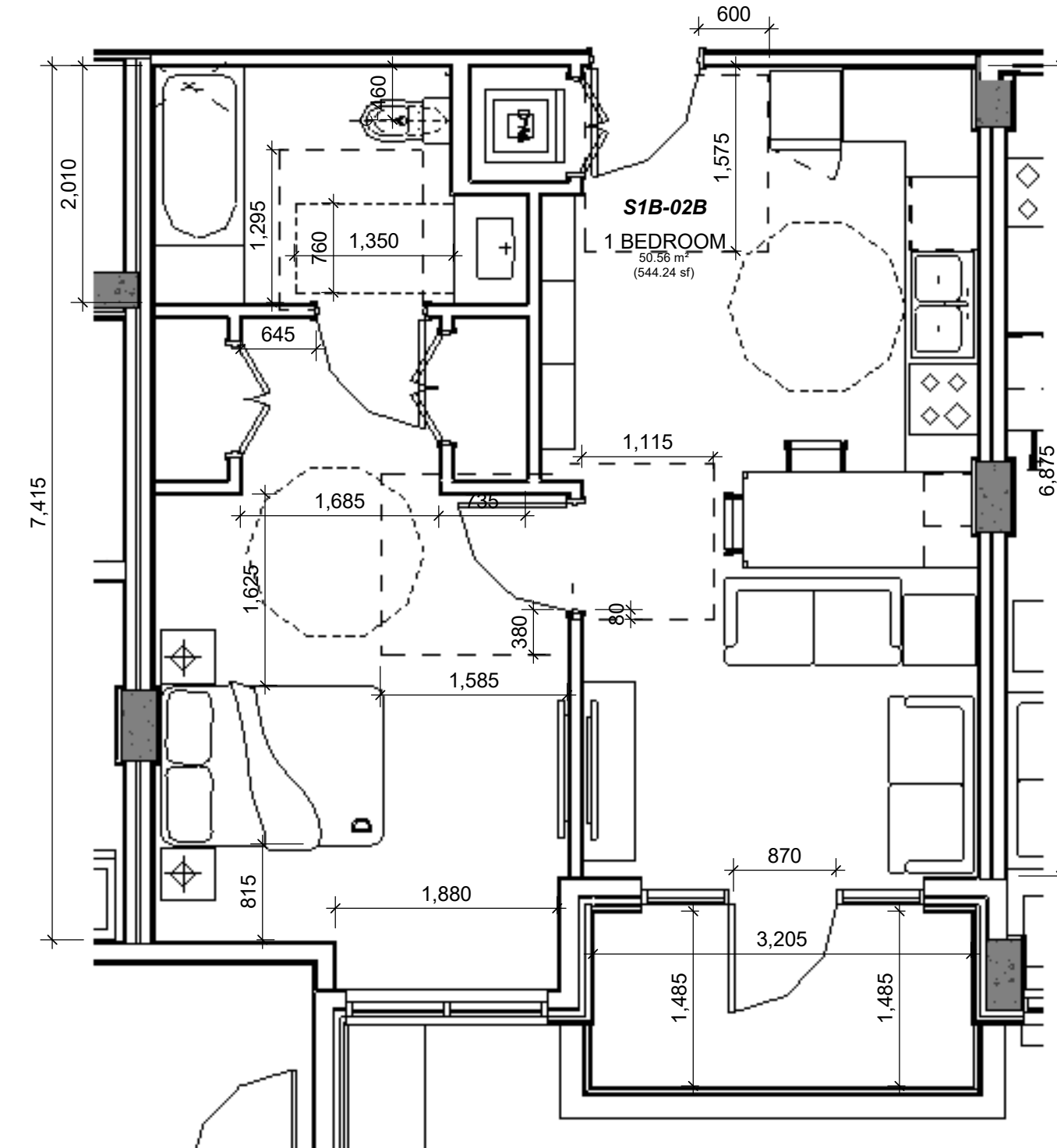
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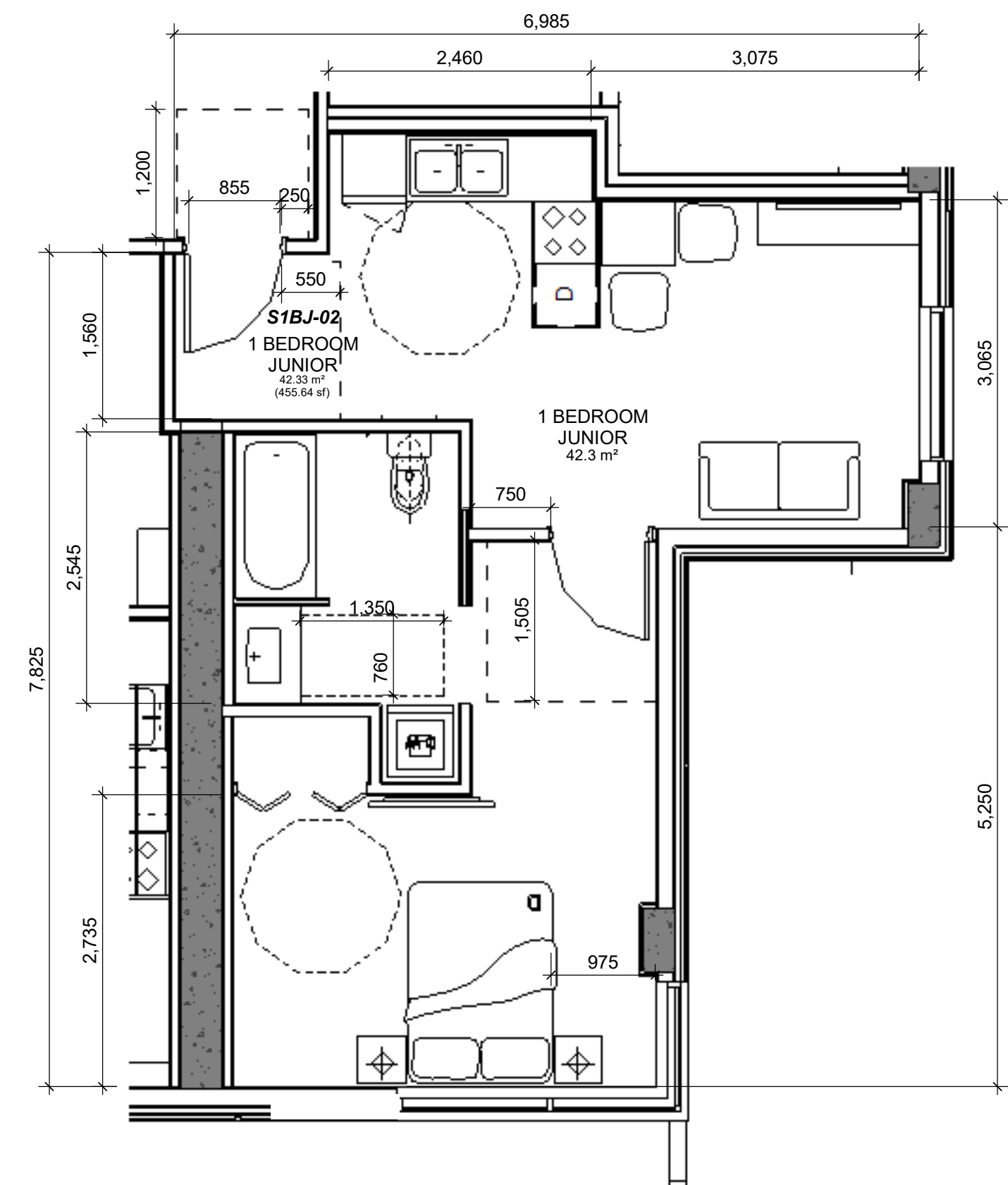
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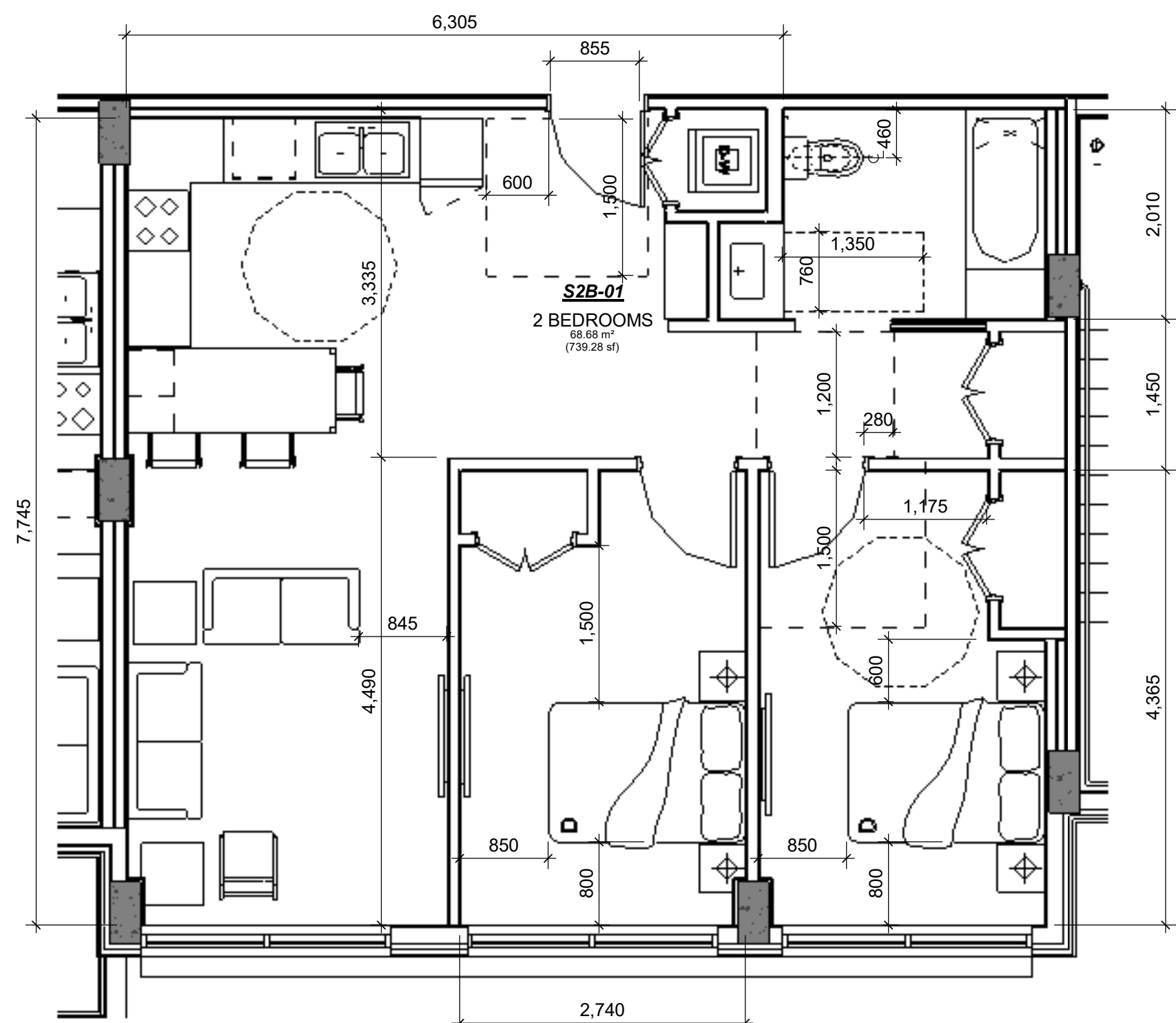
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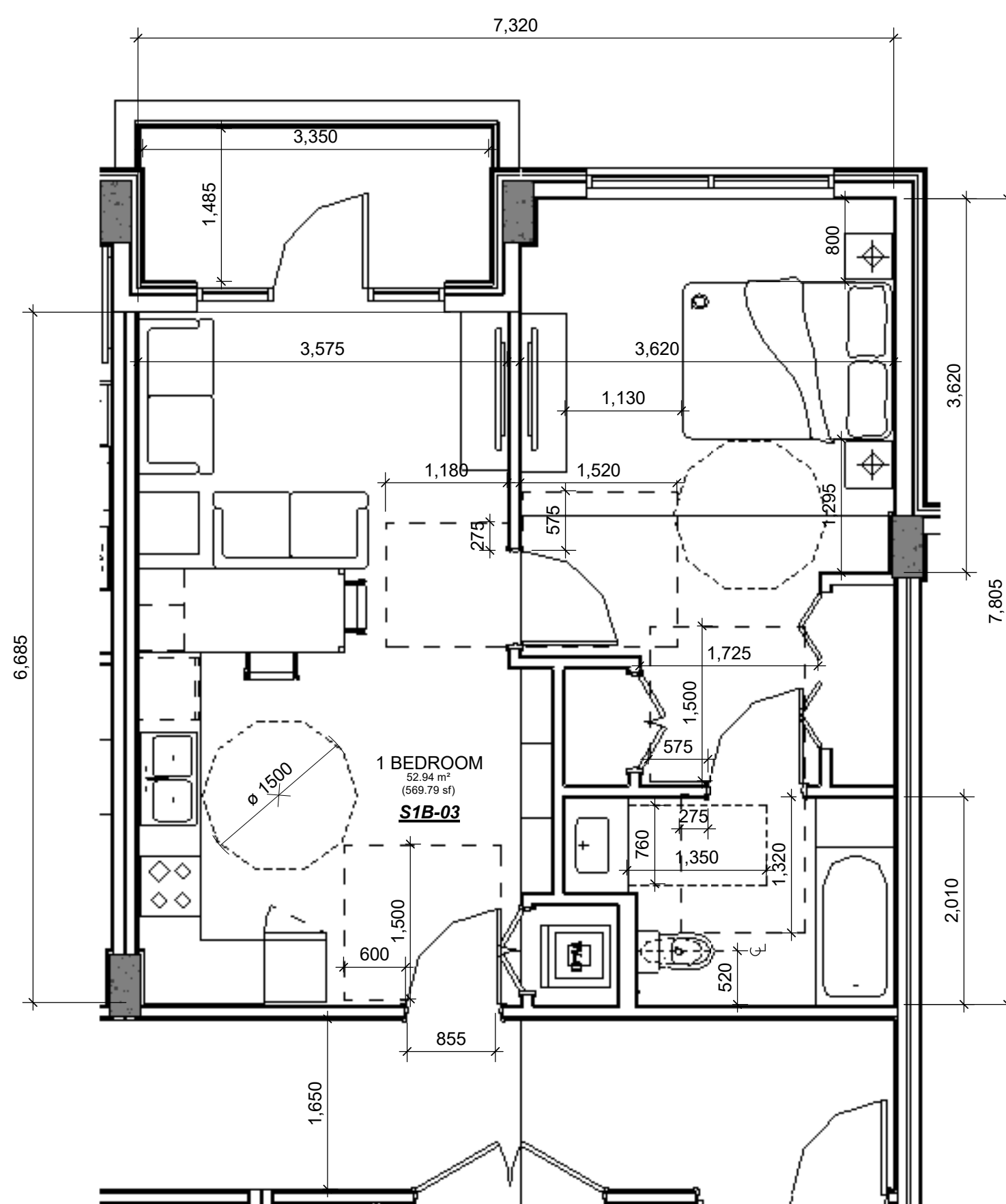
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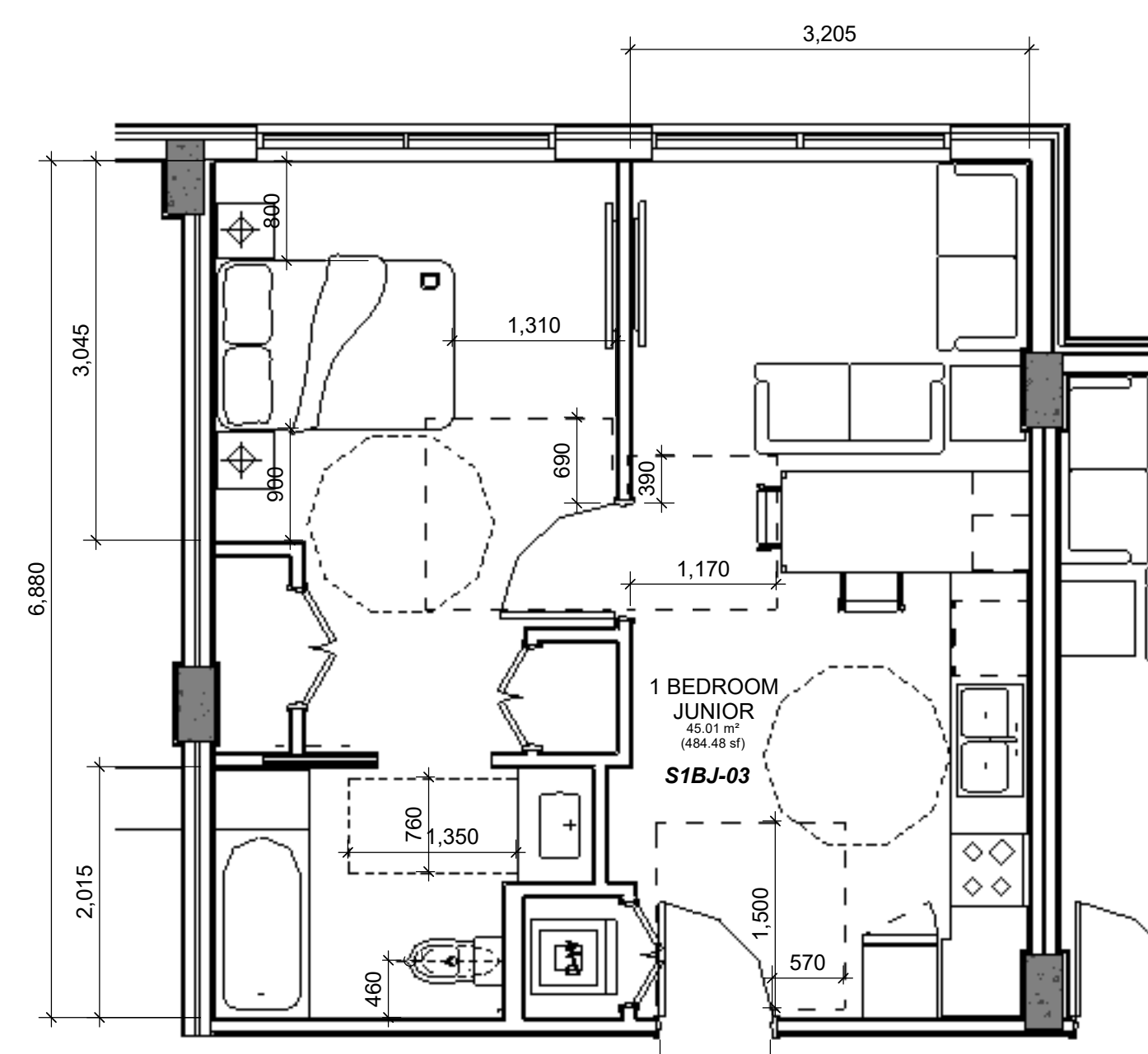
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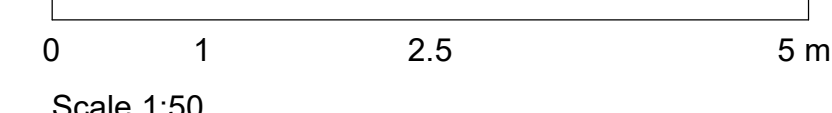
9 2 BEDROOMS - TYPE S2B-01
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6 1 BEDROOM - TYPE S1B-03
A402 Scale: 1 : 50



1 1 BEDROOM JUNIOR TYPE S1BJ-03
A402 Scale: 1 : 50



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1	1	Rezoning Application - Rev. 1	2021-11-26
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3	3	Rezoning Application - Rev. 3	2022-05-31
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5	5	Issued for 3rd Reading	2023-08-31

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2024-08-06

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PROJECT
Amended Development Plan
Cascade Gardens Seniors
Community
3460 Kalyk Ave.
Burnaby, BC
V5G 3B2

PROJECT NO:
121191
DRAWN BY:
MG
PROJECT MGR:
BA

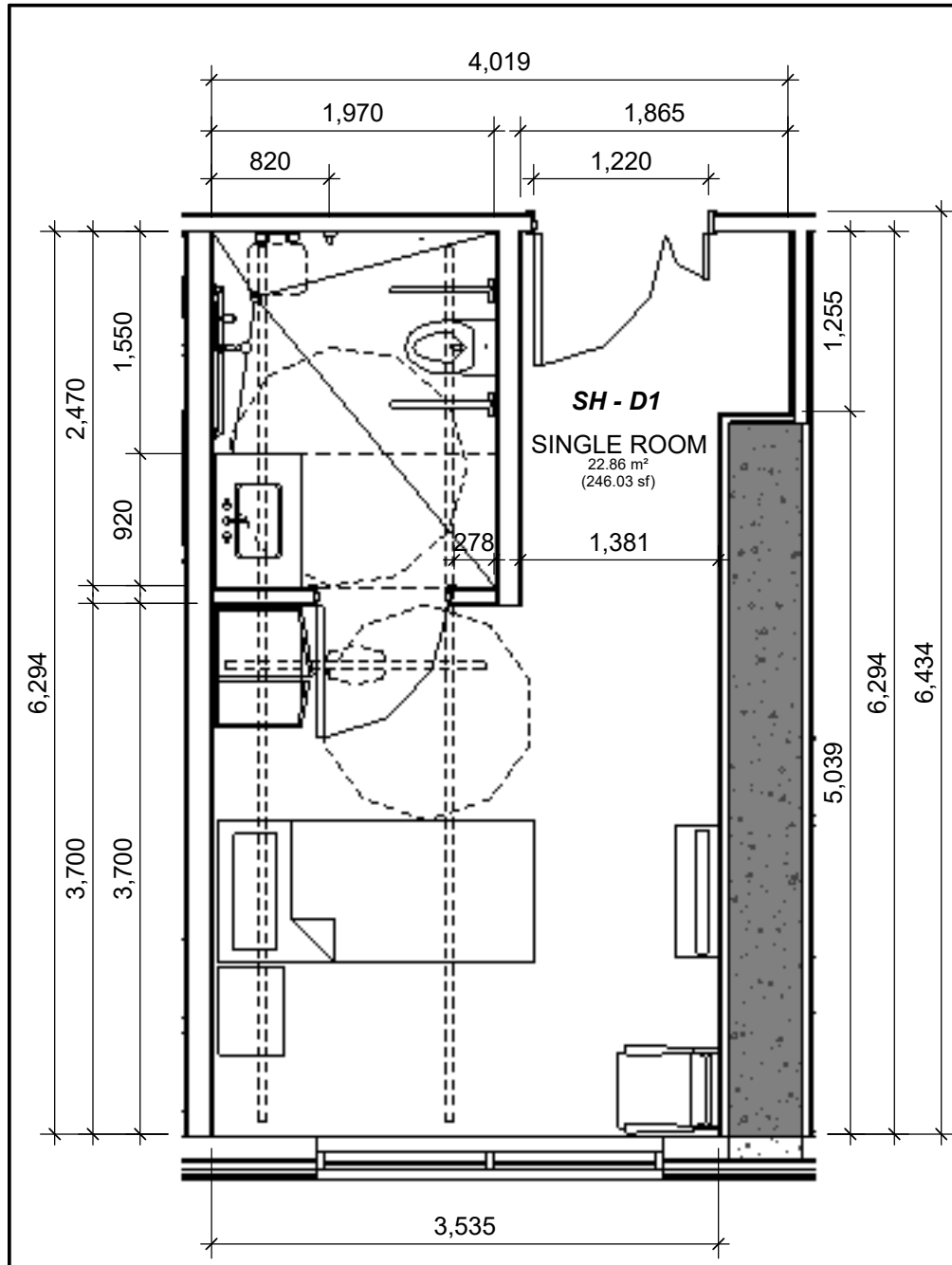
CHECKED BY:
BA
APPROVED BY:
TG

SHEET TITLE
TYPICAL SUPPORTIVE
HOUSING

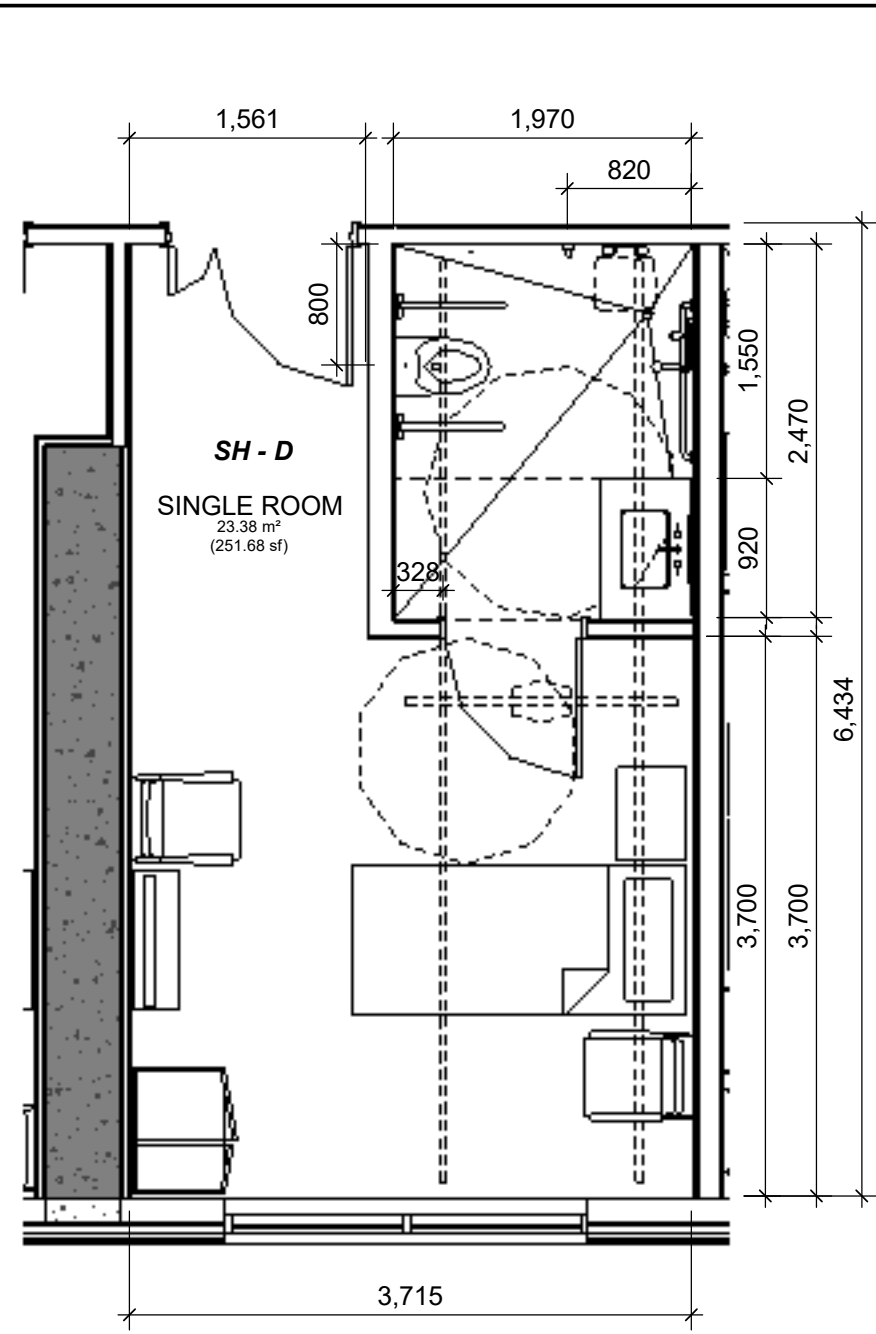
SHEET NUMBER
A402

ISSUE
5

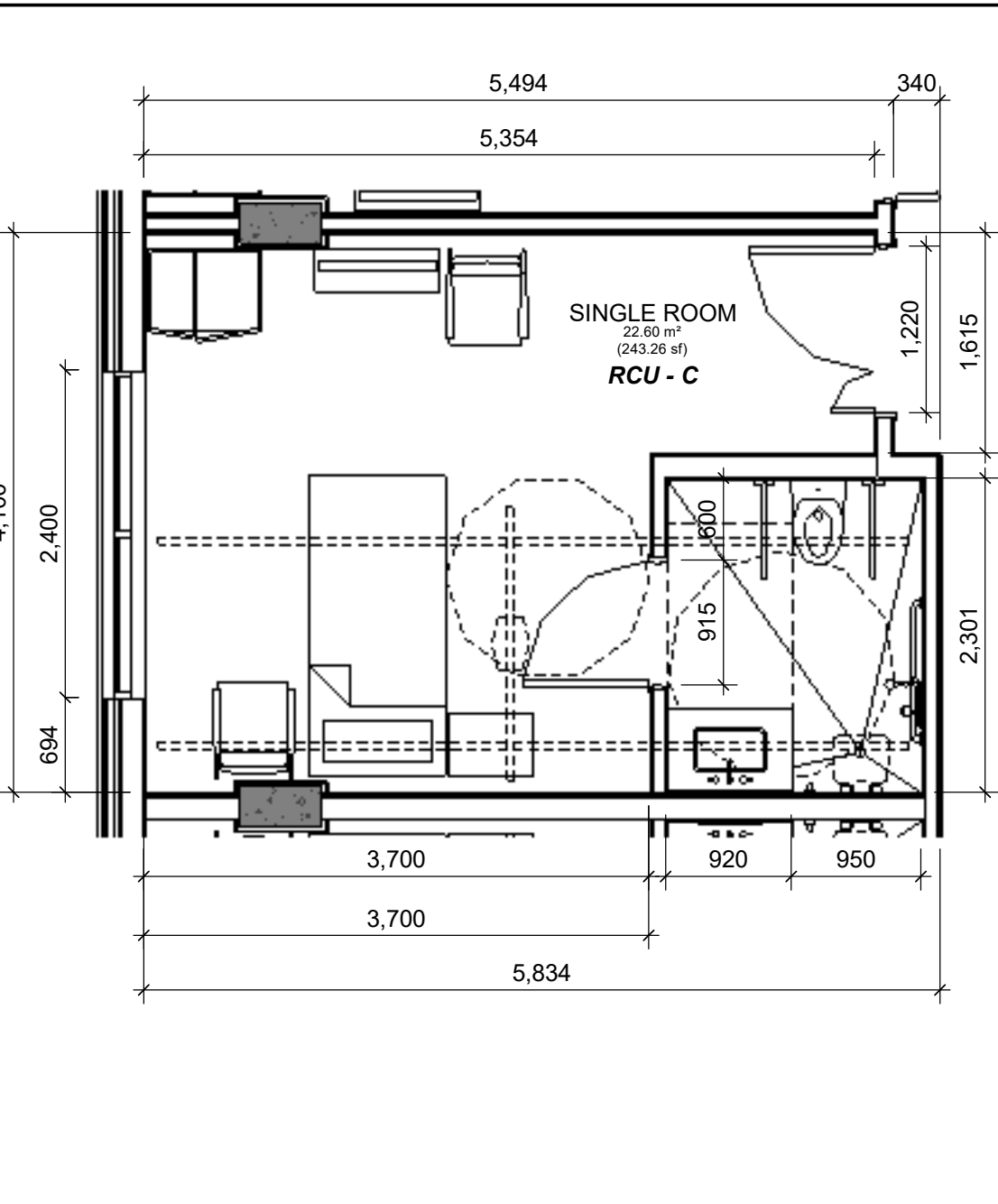
Author: Dany/121191 - Jubilee 2022/12/19 - Cascade - A402-022-01



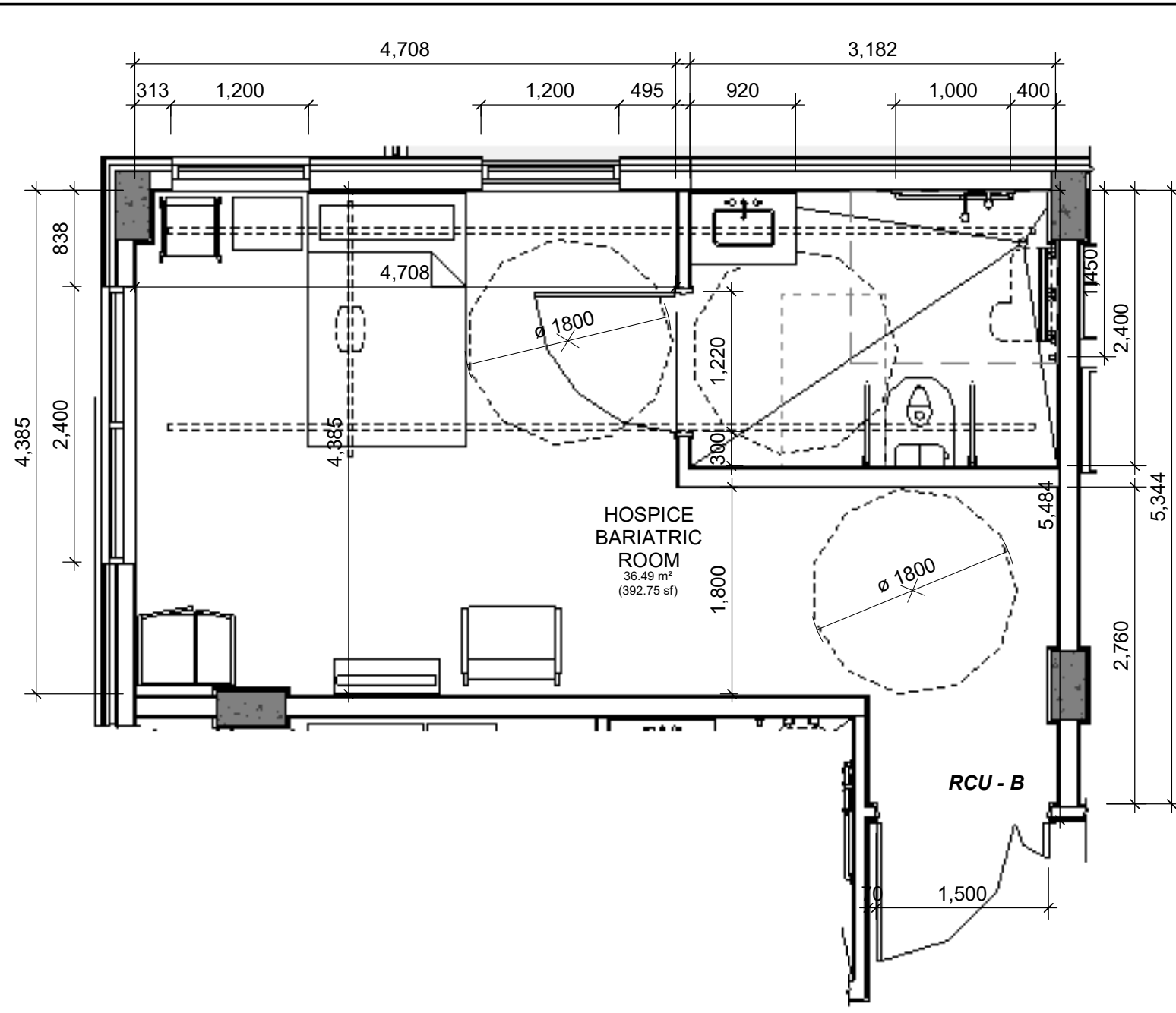
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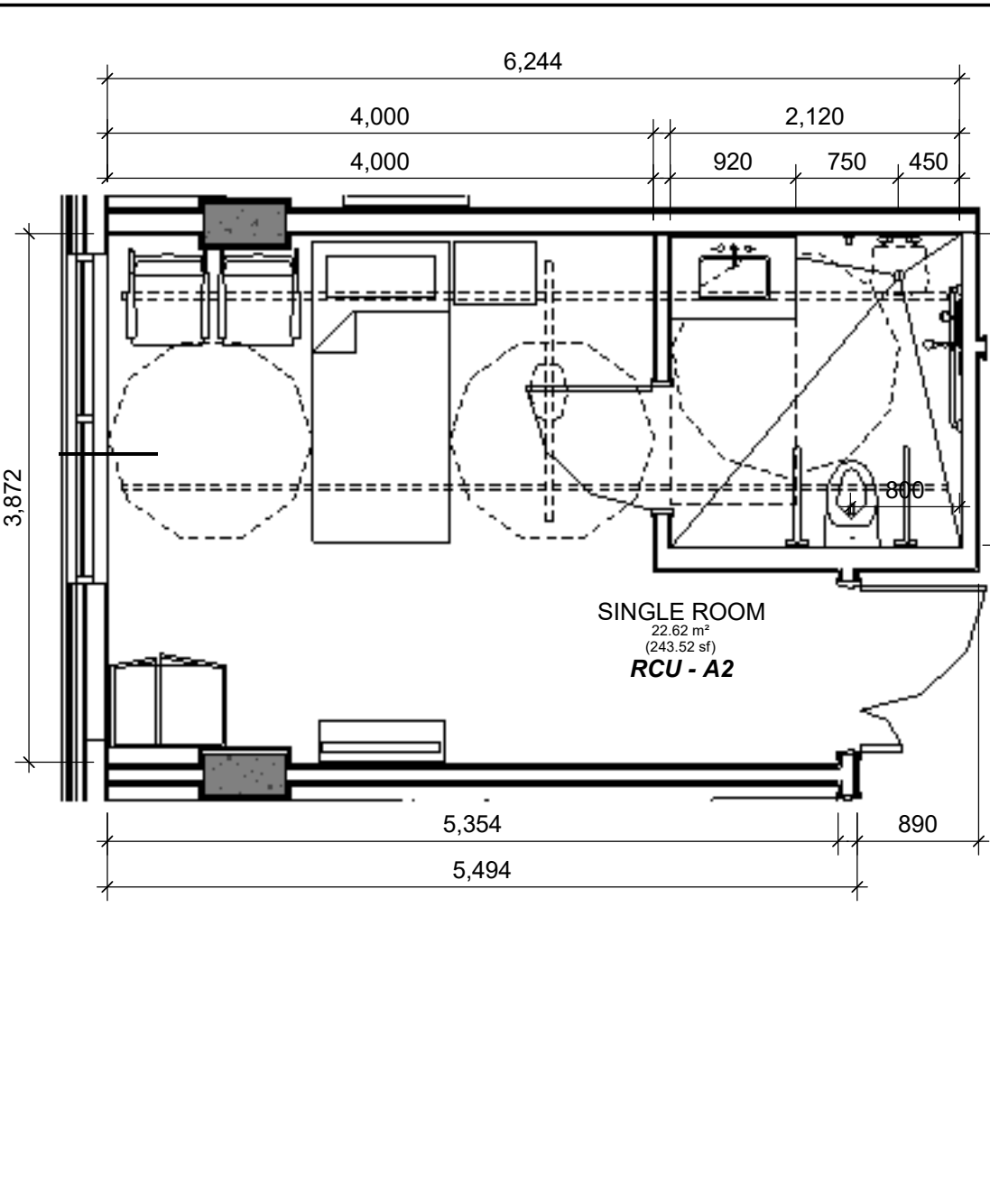
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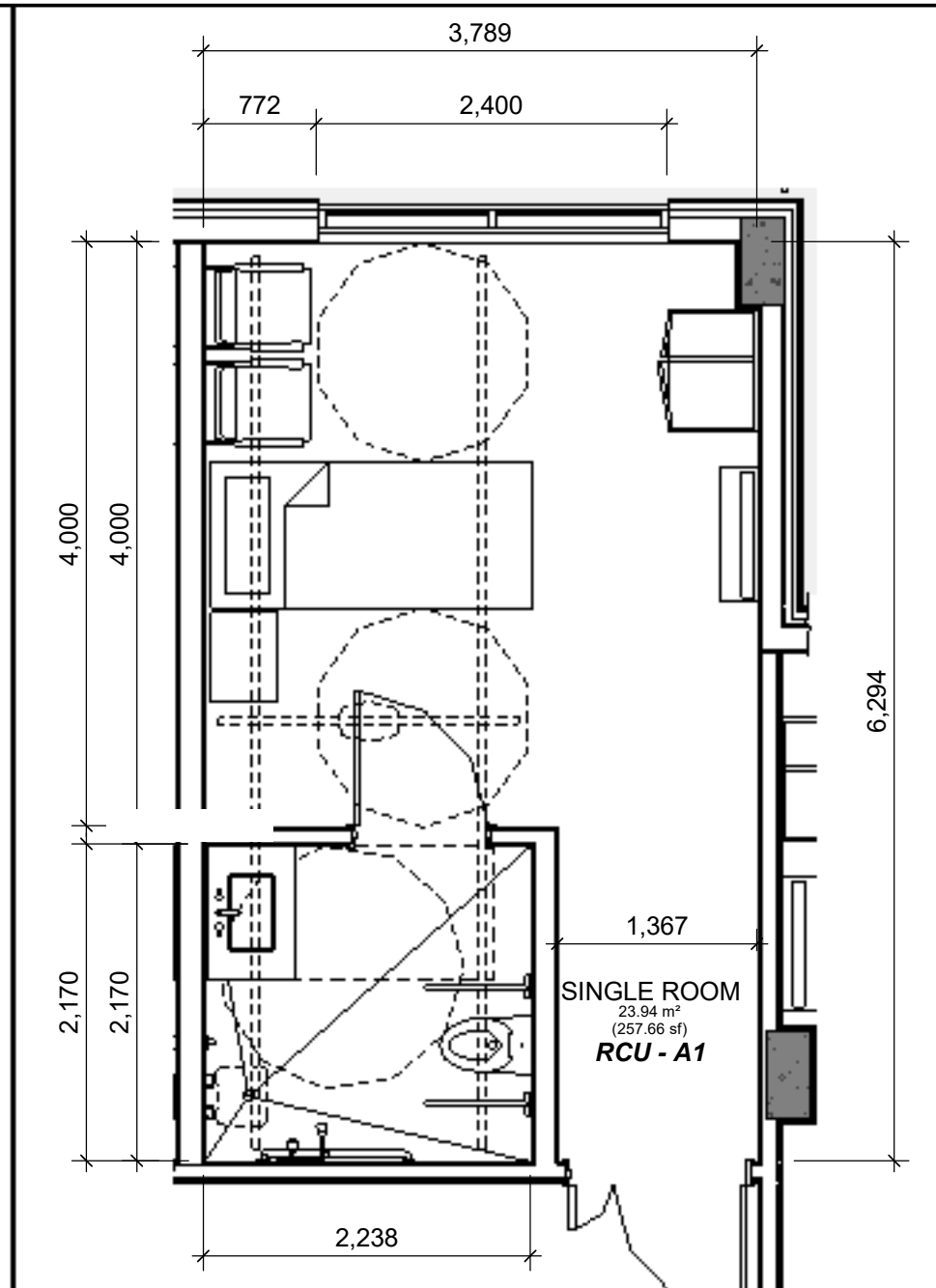
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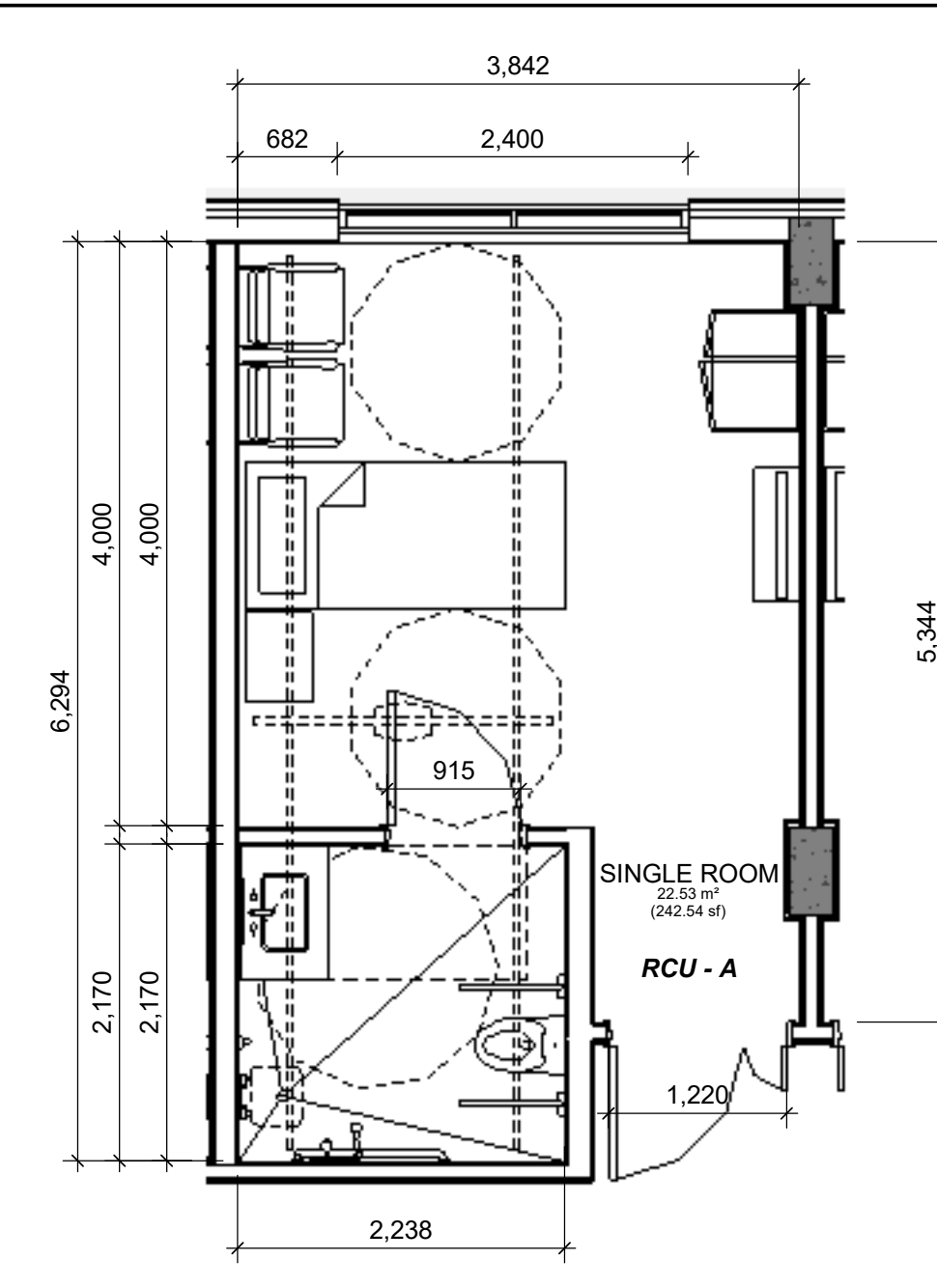
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8 TYPE RCU - A2
A403 Scale: 1:50



7 TYPE RCU - A1
A403 Scale: 1:50



6 TYPE RCU - A
A403 Scale: 1:50

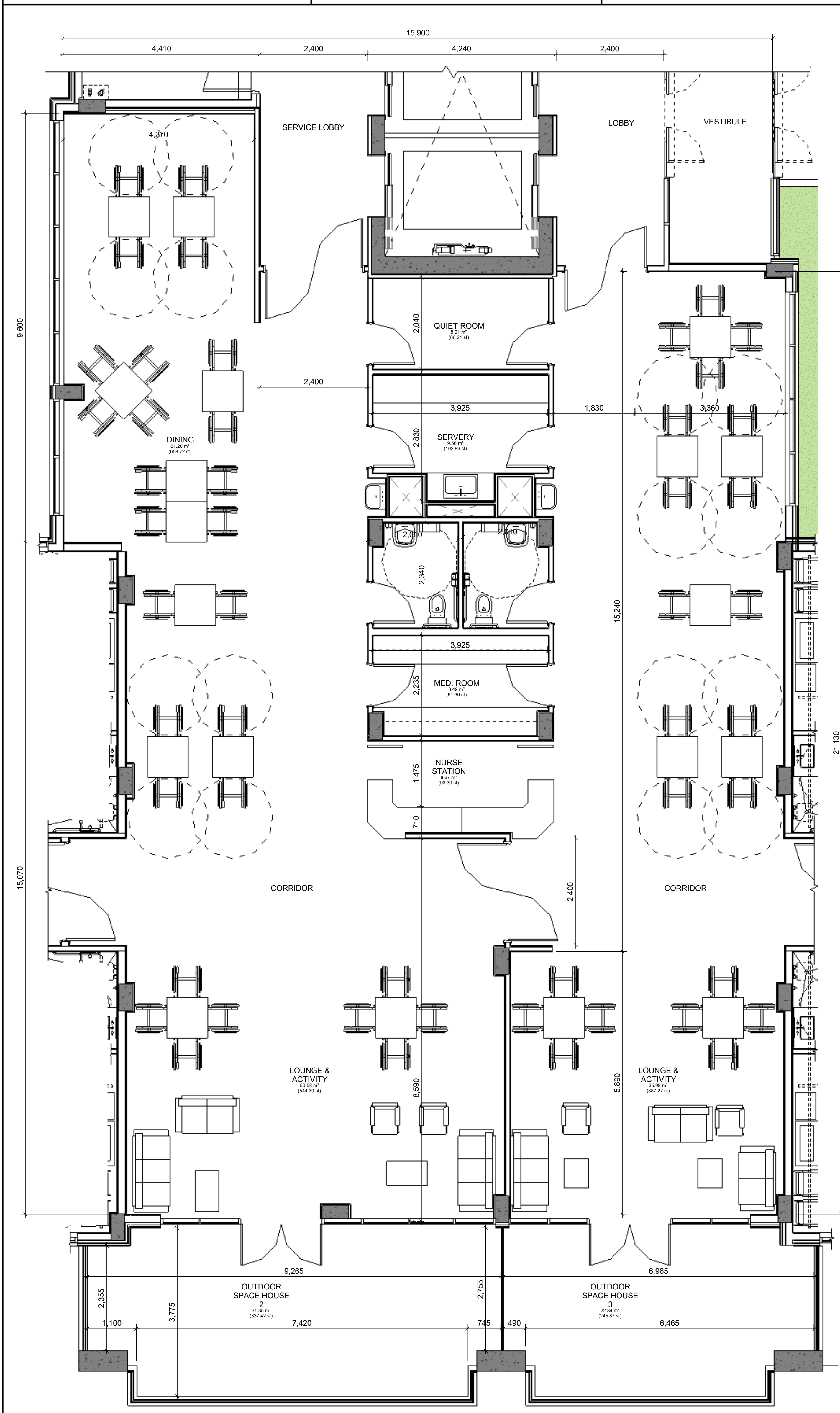
CLIENT
Jubilee Multi-Generational Housing Society

3460 KALYK AVE. BURNABY, BC V5G 3B2

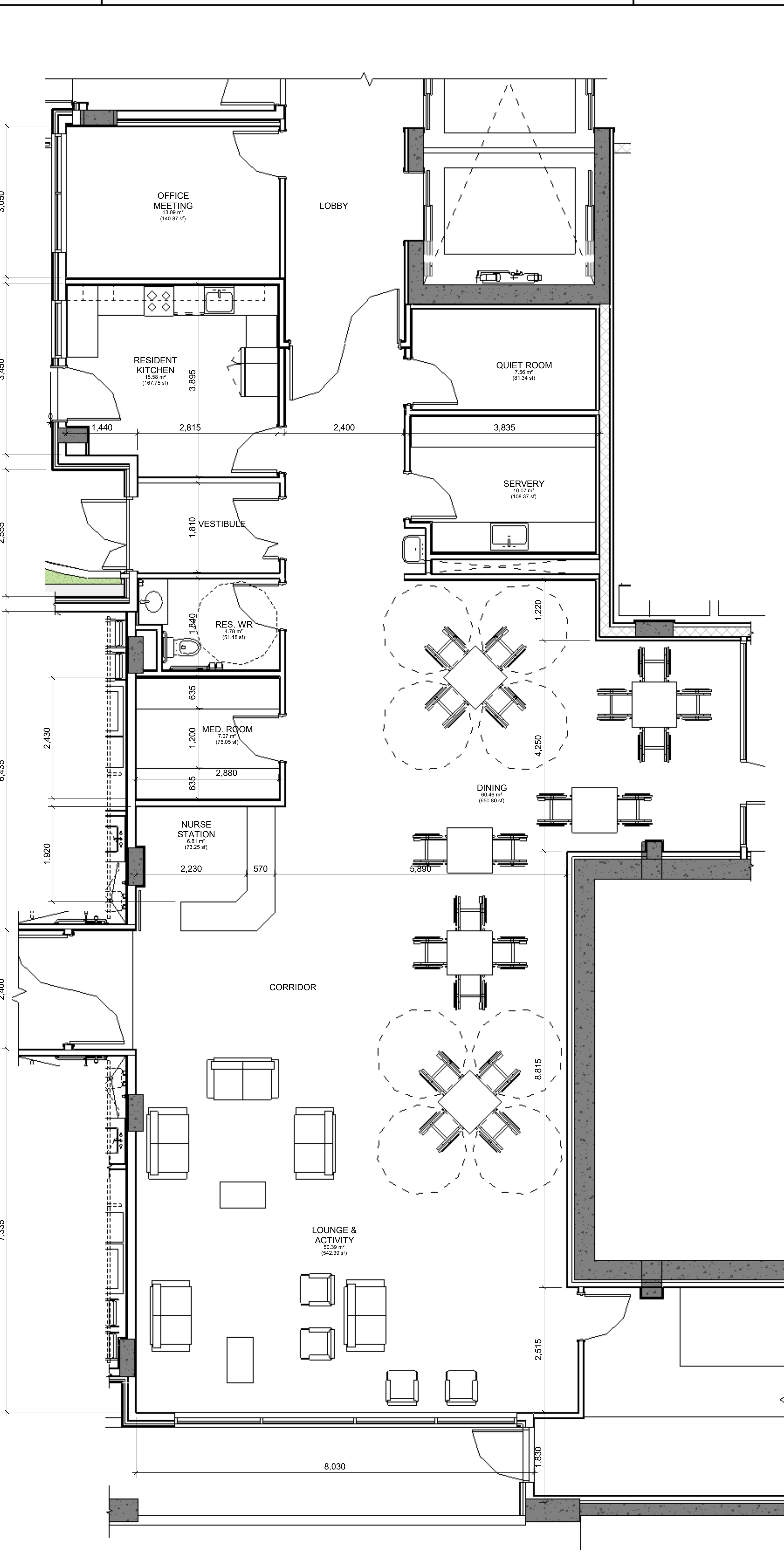
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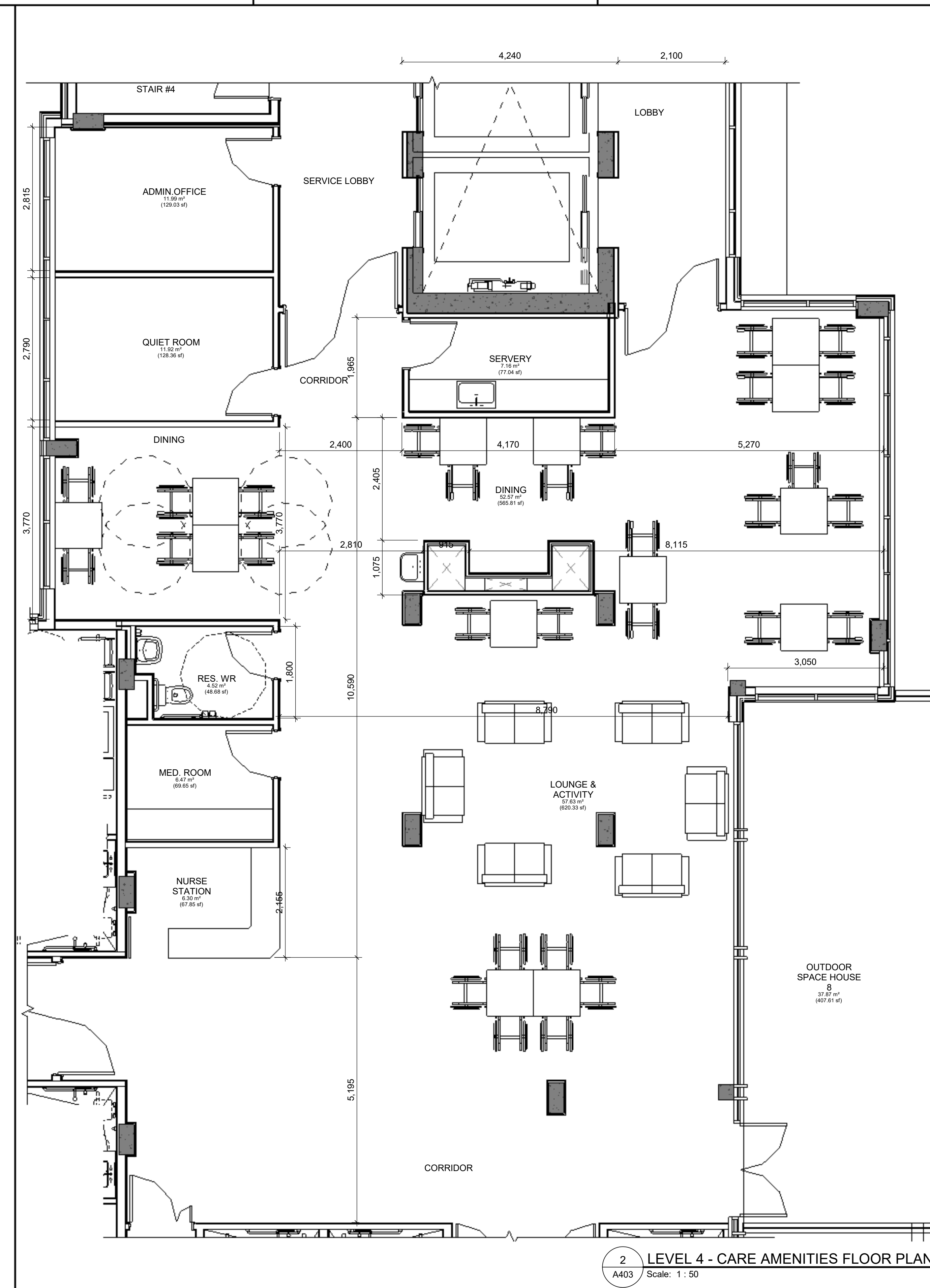
ISSUES	No.	DESCRIPTION	DATE
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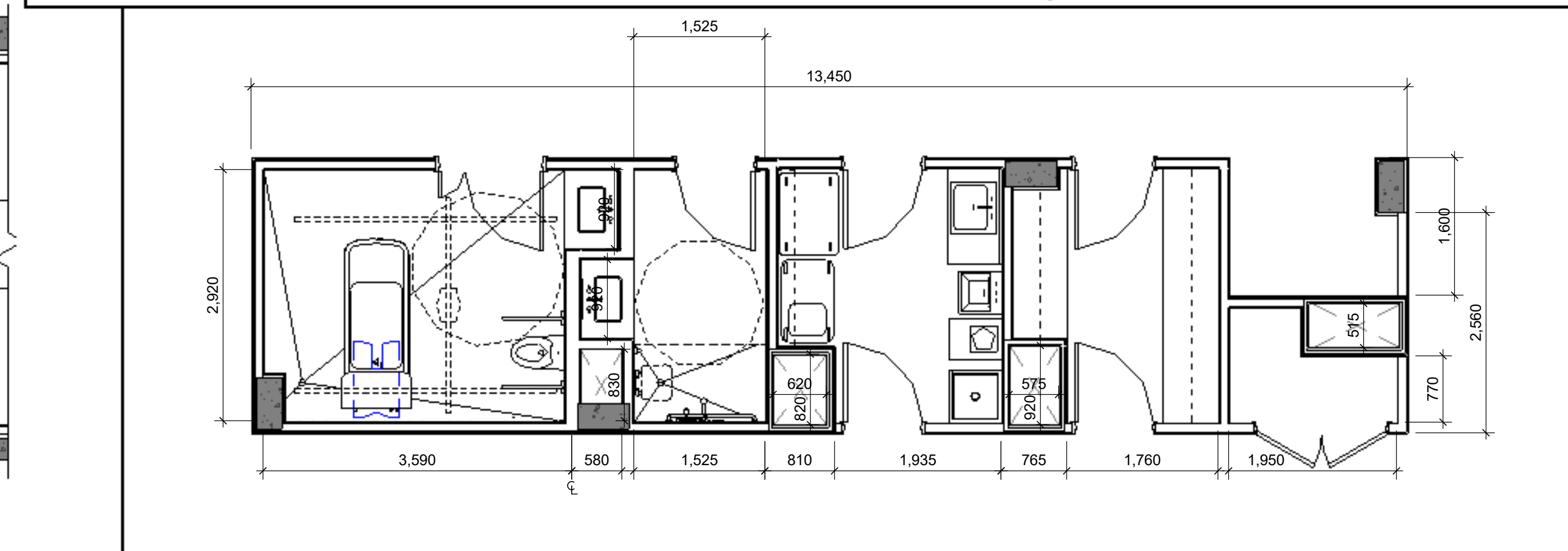
4 LEVELS 1, 2 AND 3 - TYPICAL CARE AMENITIES FLOOR PLAN
A403 Scale: 1:50



3 LEVEL P1 - CARE AMENITIES FLOOR PLAN
A403 Scale: 1:50



2 LEVEL 4 - CARE AMENITIES FLOOR PLAN
A403 Scale: 1:50



1 TYPICAL CARE CORE FLOOR PLAN
A403 Scale: 1:50

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2024-08-06

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PROJECT
Cascade Gardens Seniors Community
3460 Kalyk Ave.
Burnaby, BC
V5G 3B2

PROJECT NO:
121191

DRAWN BY:
MG

CHECKED BY:
BA

PROJECT MGR:
BA

APPROVED BY:
TG

SHEET TITLE
**TYPICAL RES. CARE UNITS -
CARE CORE AND AMENITY
ROOMS FLOOR PLANS**

SHEET NUMBER
A403

ISSUE
5