



To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: December 15, 2005
File: DP 05-293524
Re: **Application by Lawrence Doyle Architect Inc. for a Development Permit at 7360 Elmbridge Way**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 3 high rise residential towers with approximately 309 dwelling units, including 12 townhouses, with a 3 storey parkade, at 7360 Elmbridge Way on a site zoned Downtown Commercial District (C7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) permit 163 parking spaces in tandem (326 total parking spaces);
 - b) reduce the manoeuvring aisle width from 7.5 m to 6.7 m; and
 - c) increase the maximum height (of the elevator penthouse only) from 45 m to 45.5 m.

A handwritten signature in cursive script that reads "H. Burke".

Holger Burke
Acting Director of Development

HB:ca
Att.

Staff Report

Origin

Lawrence Doyle Architect Inc. has applied to the City of Richmond for permission to develop 3 high rise residential towers with approximately 309 dwelling units, including 12 townhouses, with a 3-storey parkade with 527 parking spaces at 7360 Elmbridge Way. The site is zoned "Downtown Commercial District (C7)" and is currently vacant.

This project was presented to the Development Permit Panel on December 14, 2005. The Panel referred the project back to staff to rectify a discrepancy in the proposed tandem parking variance and to re-notify the public with the correct information.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, Elmbridge Way and light industrial/retail uses zoned Limited Industrial Retail District (I4);
- To the east, existing residential tower and existing hotel zoned Downtown Commercial District (C7);
- To the south, proposed 3 tower residential development (Cressey) under DP 04-287631 zoned Downtown Commercial District (C7) which has been approved by the Development Permit Panel but not issued by Council; and
- To the west, vacant site and existing hotel/residential suites across Alderbridge Way zoned Downtown Commercial District.

Rezoning and Public Hearing Results

This site did not require rezoning as the Downtown Commercial District (C7) zoning was already in place.

Public Input

- Three written submissions were received by the Clerks Department as a result of the public notification for the December Development Permit Panel meeting. These letters will be reintroduced to the Panel when this application is being considered, along with any additional correspondence received as a result of the second notification.

- The concerns expressed in these letters are mainly regarding increased traffic with the associated increase number of residents in the creation of several new high-density developments in the surrounding area, and the changes brought to the neighbourhood by the increased densification.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Schedule 1: Section 9.2 General Guidelines and Section 9.3 Multiple-Family Residential Development Permit Guidelines; and Schedule 2, Section 2.10 City Centre Area Plan except for the zoning variances noted below.

Zoning Compliance/Variiances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) permit 163 parking in tandem (326 total parking stalls);

(Staff support the proposed variance. The proposed variance has been reviewed and is supported by the City's Transportation Department. The tandem arrangement allows for a more efficient use of space and avoids a variance of the number of required parking spaces. The 527 parking spaces provided by this project meets the Parking Bylaw requirement. A minimum of one regular parking space will be available to each dwelling unit. The tandem spaces will be allocated only to units with more than one-bedrooms to ensure that the tandem spaces are shared by the same family to minimize inconvenience to other residents).

- 2) reduce the manoeuvring aisle width from 7.5 m to 6.7 m

(Staff support this request. A similar variance has been proposed for the residential development to the south (DP 04-287631) and granted elsewhere in the City. The reduction in manoeuvring aisle width does not negatively impact the project and allows for more efficient paving layout. The Transportation Department has reviewed the plans and supports this request).

- 3) Increase the maximum height (of the elevator penthouse only) from 45 m to 45.5 m

(Staff supports the proposed height variance. Only the elevator penthouse projects beyond the maximum permitted height to accommodate the mechanical equipment. The 0.5 m height variance will not have a negative impact on the adjacent development. The building is still well within the 47 m (based on geodetic datum) height allowed by Transport Canada for buildings under the flight path. Transport Canada has been notified of the variance and does not object.)

Advisory Design Panel Comments

The Advisory Design Panel was June 8, 2005. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the

applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed siting of the towers has taken into consideration the impacts of the developments on the adjacent sites. In general, separations of a minimum of 24 m between towers have been provided for all the towers on the site, existing development to the east (7380 Elmbridge Way) and the proposed development to the south at 7371 Westminster Highway (DP 04-287631).
- In addition, the placement of two of the three proposed towers along Elmbridge Way and Alderbridge Way minimizes shadowing on the podium open space of the existing residential tower located at 7380 Elmbridge Way so as to minimize the impact on the liveability for the existing residents at 7380 Elmbridge Way.
- The developer of this development is cooperating with the developer of the proposed development across the lane to the south (at 7371 Westminster Highway) to create a “mews” character for the lane shared by both developments. The “mews” will be designed to have a minimum 7.4 m wide driving surface with sidewalks and street trees to create a very pleasant vehicle and pedestrian entrance along the lane. The existing neighbouring sites to the east will continue to enjoy pedestrian access along the lane. No vehicular access is permitted beyond the eastern boundary of these sites.
- The applicant has proposed a 0 m setback for the parking podium along the east side. The proposed parkade abuts the existing parkade of 7380 Elmbridge Way to minimize the creation of awkward interface with blank façade. A green wall (trellis with vines) is proposed to be installed on the small portion of exposed parkade wall visible from the driveway of 7380 Elmbridge Way to make the façade more appealing.
- A parking lane will be created along Alderbridge Way to provide additional on street parking and to accommodate loading of large trucks from time to time. The sidewalk and boulevard will be secured as a Public-Rights-of-Passage Right-of-Way as part of the Servicing Agreement process.

Urban Design and Site Planning

- Tower A is located at the south east corner of Alderbridge Way and Elmbridge Way with its lobby fronting Elmbridge Way. Tower B fronts onto Elmbridge Way and is set back approximately 24.25 m from the existing tower at 7380 Elmbridge Way. Tower C faces south and fronts onto the land (mews) and is approximately 26.5 m from nearest residential tower proposed on 7371 Westminster Highway.
- Residential townhouses with individual street access are located along Elmbridge Way, Alderbridge Way and most of the mews to provide street animation and pedestrian friendly interface with the streets, as well as disguise the three-storey parkade behind.
- The site is affected by Airport Noise Contours. The development will be required to register a covenant to disclose noise restrictions and to engage an acoustical consultant to determine suitable construction details to address Section 9.2.5.B Noise Mitigation of the Development Permit Design Guidelines as part of Building Permit application.
- There is an existing row of street trees along Alderbridge Way which may be affected when the developer constructs the layby lane which would provide additional on-street parking and accommodate loading of large trucks. The applicant will work with the City to retain, relocate or replace these trees as part of the Servicing Agreement process.

- The applicant has committed to incorporate enhanced accessibility measures such as solid blocking behind walls for railings, wider hallways, etc., to all the units in response to Section 9.3.15 (Equitable Access) of the General Development Permit Design Guidelines to facilitate aging in place. Some of the unit types, such as 07, can be easily converted to be fully wheelchair accessible with minimum alterations to provide at least three fully accessible units.
- The proposed development meets the parking requirement. It provides 527 parking stalls including 163 tandem stalls (326 spaces), 13 handicap accessible spaces and 63 visitor's parking spaces. The vehicular entrance is off the lane (mews) south of the site.
- The applicant proposes 266 bicycle parking/storage spaces, in support of the sustainable living principles promoted by this development to encourage alternate mode of transportation.
- Loading for SU-9 vehicles is accommodated in a layby along the lane. The proposed layby on Alderbridge Way will accommodate large semi-trailer moving trucks from time to time as required. The sidewalk and boulevard will be provided on the development site secured by a Public-Right-of-Passage (PROP) to be registered on title.
- The applicant has provided garbage and recycling facilities conveniently located adjacent to the lane in accordance with staff recommendation including garbage compactor, recycling carts and garbage dumpsters. In addition, the garbage/recycling room is equipped with an overhead door to the lane adjacent to the loading layby to facility garbage/recycling pick-up on collection day.
- The developer has committed to contribute \$175,273 or art projects of equivalent value toward the development of a Public Art project on-site. The applicant is currently working with staff to discuss Public Art project location, theme and selection process.
- Depending on market conditions, the proposed development may be constructed in two phases with Tower C as Phase 1 and Towers A and B being Phase 2.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines.
- Applicant provided shadow diagrams (See Reference Plan A. 1.4) for the site and has satisfactorily demonstrated that the buildings are sited to minimize sun and shade impact on the surrounding developments.
- The proposed material, massing and character of the building are complimentary to the existing surrounding buildings.
- The proposed architectural materials included concrete with acrylic finish in combination with architectural reveals where applicable, aluminium framed double-glazed windows, aluminium guardrails and glass railings, and a limited use of spandrel glass.

Landscape Design and Open Space Design

- The lane will be designed cooperatively with the proposed development to the south as part of the Servicing Agreement process to create a mews like entry for vehicular access, with grassed boulevard, street trees, sidewalk, and additional planting in the individual fenced yards leading to the stacked townhouse units.
- The Servicing Agreement will include provisions to ensure that the developers and the strata corporation will be responsible for the maintenance of the "lane" (right-of-way) as part of the Right-of-Way Agreement.

- Special paving and a landscaped island has been incorporated into shared cul-de-sac at the end of the lane that serves as the principle vehicular entrance to the parkade for this project and 7371 Westminster Highway to the south.
- Street trees and grass boulevards are proposed along Elmbridge Way, Alderbridge Way and the lane. Special paving is proposed at the Elmbridge Way and Alderbridge Way corner, as well as at Alderbridge Way and the lane to mark the pedestrian crossing to improve safety.
- Green roofs (planted for aesthetic reasons and to retain and detain stormwater) are incorporated on the roofs of the stacked townhouse units. These portions of the roof are not accessible for “common use” by all residents to protect the privacy of the townhouse residents.
- The roof podium is fully landscaped to provide a variety of outdoor amenities including a outdoor pool and associated pool deck, lawn and gardens areas for different activities from active play/sport court, putting green, sun tanning lawn to gardens for quiet contemplation. A lounge garden as well as a dedicated children’s play area with play equipment and seating for adult supervision are provided in association with the centrally located common lounge for use by all residents.
- Indoor amenities include change rooms for the pool, lounge, media room and exercise room are provided on the podium level (4th floor) of Tower C for the use of all residents. In addition, one small amenity room is provided on the podium level of Tower A and B for the residents of those towers.
- The east side of the roof podium is heavily landscaped with trees and shrubs to provide privacy screening and separation from the existing landscaped podium roof of 7380 Elmbridge Way.
- The site was used as a temporary parking lot did not have any trees on the site. The applicant is proposing approximately 159 trees and significant number of shrubs, ground covers, vines, grasses, perennials and annuals in the landscape plan.
- The applicant will incorporate lighting into the landscape design to ensure adequate level of lighting for safety of use at night. Electrical drawings will be submitted as part of the Building Permit to incorporate the outdoor lighting into the outdoor landscaped areas.

Crime Prevention Through Environmental Design

- The applicant has committed to incorporating Crime Prevention Through Environment Design (CPTED) measures in the working Building Permit drawings to ensure safety. Measures include, but are not limited to:
 - Separating the residents’ and the visitors’ parking areas by installing overhead gates, ensure adequate surveillance, lighting, etc. in the parkade to encourage safety and to deter crime.
 - Locating mailboxes in plain view of the lobbies to increase natural surveillance.
 - Ensuring that the parkade is well-lit and minimizing opportunities for concealment by incorporating glazing in elevator and stair exit doors.

Utilities and Servicing

- The developer has submitted capacity analysis requested by the City Engineering Department. Staff are satisfied that there is sufficient technical information to determine capacity. The details of the required upgrading, if any, and the developer’s costs will be resolved as part of the Servicing Agreement prior to the issuance of the Building Permit.

Conclusions

The proposed development has met the intent of the Official Community Plan (OCP) to create a highly liveable City Centre. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP, BCCLA
Urban Design Planner

CA:ca

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes and Applicant Responses

The following conditions are required to be met prior to forwarding this application to Council for approval:

- A Letter of Credit for landscaping will be required. The approximate value is \$584,255. The developer to contribute \$175,273, or Public Art of equivalent value to the development of a Public Art project on site.
- The applicant is to register a covenant on title for the disclosure that this site is impacted by the Noise Exposure Forecast Contours as noted in the City Centre Area Plan to the perspective purchasers.
- The applicant is to register on title the following Public Rights-of-Passage (P.R.O.P.) agreements:
 1. A minimum 6 m Public Rights-of-Passage (P.R.O.P.) Right-of-Way (R.O.W.) along the south edge. 6 m is the developer's portion of the lane; their site plan shows sidewalk plus a layby that will include additional P.R.O.P. including the cul-de-sac. North edge of R.O.W. to be at north edge of sidewalk. The Servicing Agreement will include provisions to ensure that the developers and the strata corporation will be responsible for the maintenance of the "lane" (right-of-way) as part of the Right-of-Way Agreement.
 2. Approximately 2.5 m P.R.O.P. required along Alderbridge Way to accommodate layby plus possible additional corner cut - exact dimensions to be determined by the developer's Engineer.
- The applicant to discharge existing R.O.W. 's Plan 84477 (The City has no record of any utilities in this R.O.W. (LMP32531) and to register an agreement for a new lane R.O.W. to permit public access and utilities.

Prior to the Issuance of Building Permit:

- The applicant is to provide an acoustical report by a registered professional, qualified in acoustics, that the building design includes sufficient noise mitigation elements to ensure compliance with the standards set out in Section 5.4 Noise Management of the Richmond Official Community Plan (OCP).
- The developer is required to enter the City's standard Servicing Agreement for design and construction of all the noted off-site requirements as follows. Works include but are not limited to:
 1. Lane construction including roll curb and gutter, 1.5 m sidewalk, drainage and City Centre laneway lighting.
 2. Relocation of existing trees and street light on Alderbridge Way, via creation of layby, new 1.5 m boulevard and a new 1.5 m sidewalk; and
 3. Beautification frontage works on Elmbridge Way with 1.5 m sidewalk at property line, creation of grass and treed boulevard complete with City Centre street lighting.
 4. Any required servicing upgrades arising from the engineering capacity analysis.
 5. All works described in the Servicing Agreement are at the developer's sole cost (i.e. no Development Cost Charges (DCC) credit will be applicable).
- The applicant must submit a construction parking and traffic management plan to the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- The applicant to incorporate into the Building Permit drawings, enhanced accessibility features including the use of lever handles on all doors and faucets and backing blocks in the bathtubs in all the dwelling units in the high-rise tower including to facilitate mobility and aging in place.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

Development Applications Department

DP 05-293524

Attachment 1

Address: 7360 Elmbridge Way

Address: 7360 Elmbridge Way

Applicant: Lawrence Doyle Architect Inc. Owner: Onni Development (Elmbridge) Corp

Planning Area(s): 2.10 City Centre

Floor Area Gross: 28,990 m² Net: 27,138 m²

	Existing	Proposed
Site Area	9,064 m ²	9,046 m ²
Land Uses	Vacant	Multi-residential
OCP Designation	Mixed-use residential	Residential
Zoning:	C7	C7
Number of Units	0	309

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0	3.0	None permitted
Lot Coverage:	Max. 90 %	23.3 % (excluding parking) 75% (including parking podium)	Complies
Setback – Front Yard (Elmbridge):	Min. 3 m	3.6 m (to bay window)	Complies
Setback – Side Yard (east):	Min. 0 m	12 m to tower 0 m to parking	Complies
Setback – Side Yard (west-Alderbridge Way):	Min. 3 m	6 m	Complies
Setback – Rear Yard (south-lane):	Min. 0 m	12.1 m	Complies (Note: lane is secured as a R.O.W., therefore no setback is required.)
Height (m):	Max. 45 m	45.5 m	Variance supported
Lot Size:	N/A	9,064 m ²	Complies

Off-street Parking Spaces – Resident/visitor	464 and 62	464 and 63	Complies
Off-street Parking Spaces – Accessible:	10	13	Complies
Off-street Parking Spaces – Total:	526	527	Complies
Tandem Parking Spaces:	N/a	163 tandem (326 parking spaces)	Variance supported
Small Car	30%	29.2%	Complies
Manoeuvring Aisle Width:	7.5 m	6.7m	Variance supported
Indoor Amenity Space:	100 m ²	670 m ²	Complies
Outdoor Amenity Space:	600 m ²	4020 m ²	Complies

**EXCERPT FROM THE MINUTES FROM
THE DESIGN PANEL MEETING**

Wednesday June 8, 2005 – 4:00 p.m.

Rm. M.1.003

RICHMOND CITY HALL

5. 3 High-rise Towers

Lawrence Doyle Architect
7360 Elmbridge Way
(Formal)

DP 05-293524

Ms. Cecilia Achiam reviewed the staff comments on the project, a copy of which are attached as Schedule 3 and form a part of these minutes.

Mr. Lawrence Doyle, architect, with the aid of a model and numerous display boards, reviewed the project.

Mr. Larry Diamond, landscape architect, reviewed the details of the landscape plan.

General questions put forth by the Panel included:

- the treatment of the wall along the lane. *A stainless steel growing system, with planters at the base for vines.*
- the conditions along Elmbridge Way. *Essential level grade and no pedestrian connection.*
- did low masonry walls separate the townhouses or just plants? *Plants and hedges.*
- the plant selection for the green roof. *Sedums and grasses.*

The comments of the Panel were as follows:

- very minor changes to the plan could provide for usable, accessible units. The scheme of the sidewalk edge of the building would be stronger if there was a hard element such as a low concrete/masonry wall edge. The relationship of the parking component next to Tower C was disjointed. The edge condition of how the tower engaged the parking component should be reviewed. Add rain protection of canopy that marked the buildings to the street.
- the character of the tops of the buildings had an opportunity to read stronger i.e. the spine element taken up to full height. The shape of the roof over the lounge space was somewhat foreign to the rest of the buildings – offered a chance for more consistency. The way the towers come down to intercept the podium worked well on the Elmbridge/Alderbridge corner but not so well on the other two towers – merge the two towers more significantly i.e. pull the horizontal elements across.
- the landscape at grade was solid. The elevation of the lane at the parkade was of concern – a vine would go a long way. The width of the curved façade was not of concern. The roof element could be articulated. The podium landscape was appreciated. The lounge area looked foreign – offered an opportunity for more fun.

- is there a way to green the blank concrete face facing east?
- keep the interior of the parkade well lit and bright.
- a great scheme from a landscape perspective. Provide a roof form that is more consistent with the building. Provide articulation between the public and private spaces. An opportunity existed for Public Art within the plaza space at the corner of Elmbridge and Alderbridge. The laneway could have a richer paving material to promote pedestrian friendliness. Introduce climbing elements on other portions of the wall. Provide lighting that is shielded from the street but provides adequate lighting in the parkade.

It was moved and seconded

That DP 05-293524 move forward subject to the following:

- design development to define a formal urban edge with landscape elements (e.g. low brick/concrete masonry wall) for the buildings at grade to delineate public and private realm. (fences & gates should be considered)
(Low walls and gates have been integrated).
- design development to the parkade on the lane to better integrate with the architectural expression of the buildings;
(Townhouse units have been added along the lane. The lanescape is similar to the streetscape.)
- design development to accentuate verticality by extending spine to the roof;
(The verticality of the buildings has been accentuated by architecturally strengthening a central vertical spine extending from the lobby entrance to the roof.)
- design development to roof form of the amenity building to compliment the architecture of the building;
(The roof of the amenity room (on parkade podium) has been redesigned to compliment the architecture of the building.)
- design development to strengthen the podium expression by extending horizontal elements/expression across the podium and incorporating the curved form of the building;
(The horizontality of the podium has been further developed, such as incorporating significant amount of floor to ceiling storefront type glazing, to read distinctly different from the vertical elements.)
- design development to further articulate the skyline and roof expression of the building;
(The applicant considered this comment and decided to maintain the “symmetry” of form to unify the three towers as opposed to creating different skylines. Staff is agreeable to this treatment.)
- design development to incorporate architectural articulation to eliminate the “blank” wall presentation to the existing neighbouring property to the east;
(Green trellis has been incorporated.)
- incorporate fully wheelchair accessible units into some of the units (consider ground floor units & corner units in the tower).
(Wheelchair accessible units and universal accessibility measures have been incorporated.)
- clarify green roof treatment on the town houses;
(The landscape plans have been revised to clarify the green roof treatment.)
- provide fence/wall detail separating the townhouse units;
(The landscape plans have been revised to include fence and wall details.)

- provide details of separation along the east wall adjacent to the existing residential tower on the podium level;

(Landscape planting is proposed to provide the visual and physical separation between the parkade podiums of the proposed development and the existing development to the east.)

- consider incorporating public art into the project particularly at the corner of Alderbridge and Elmbridge;

(The applicant is working with staff to locate public art. The developer will provide either a financial contribution or public art project as a condition of the development permit.)

- consider higher quality paving materials for the lane to create a “mews” expression; and

(The lane is being developed as a “mews” in cooperation with the development to the south.)

- incorporate lighting into the parkade.

(Lighting will be incorporated into the electrical plans as part of the Building Permit drawings.)

**CARRIED
Unanimous**



To the Holder: LAWRENCE DOYLE ARCHITECT INC.
Property Address: 7360 ELMBRIDGE WAY
Address: 200-1450 CREEKSIDE AVENUE
 VANCOUVER, BC
 V6J 5B3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 1. permit 163 tandem spaces in tandem (326 total parking stalls);
 2. reduce the manoeuvring aisle width from 7.5 m to 6.7 m; and
 3. increase the maximum height (of the elevator penthouse only) from 45 m to 45.5 m
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #16 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including any necessary off-site servicing upgrades.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$584,255 to ensure that the landscaping of the development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 05-293524

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

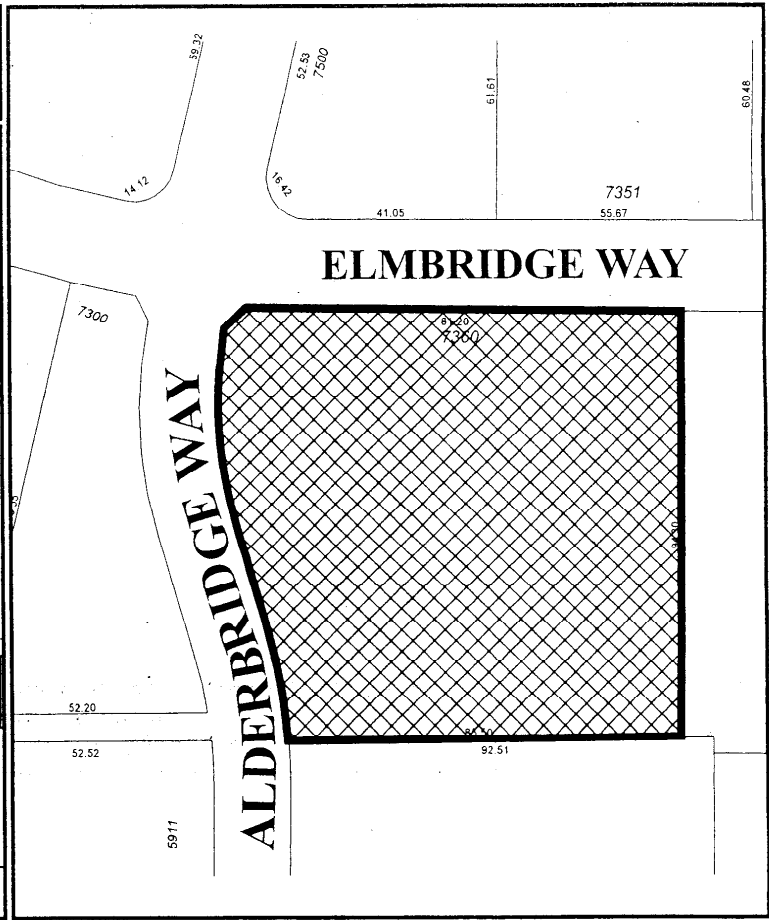
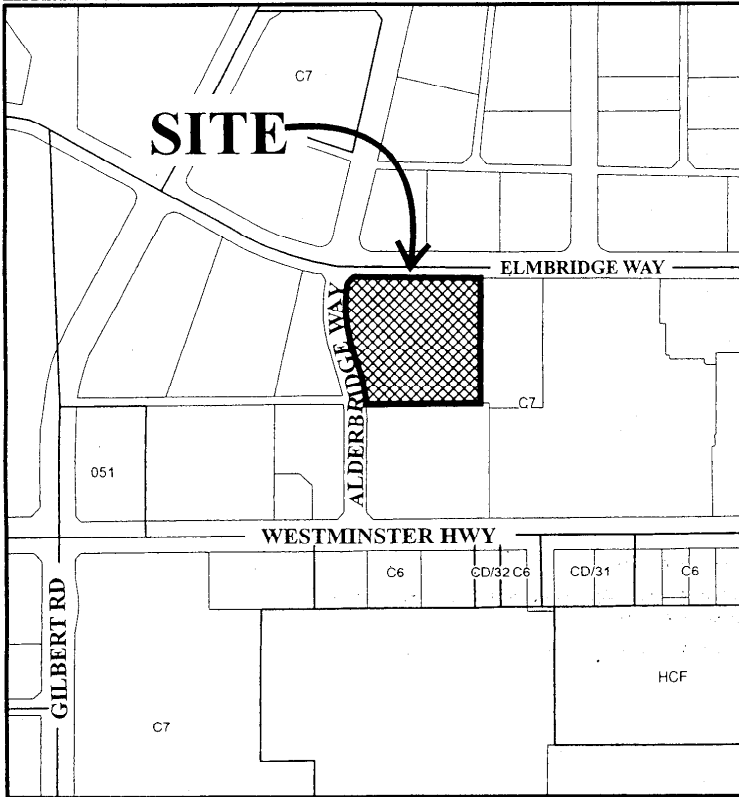
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DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

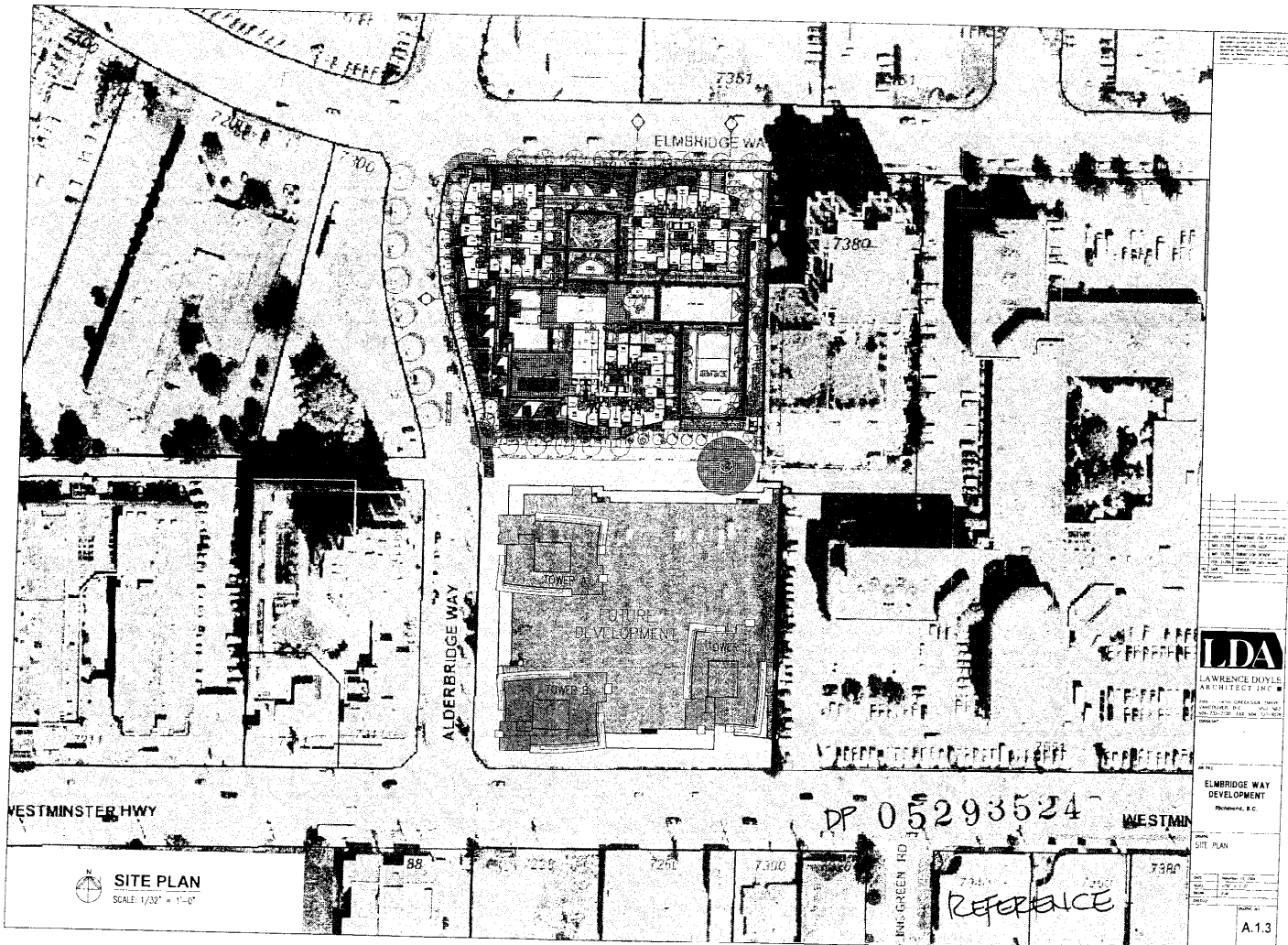


DP 05-293524
 SCHEDULE "A"

Original Date: 03/15/05

Revision Date:

Note: Dimensions are in METRES



SITE PLAN
SCALE: 1/32" = 1'-0"

DP 05293524

REFERENCE



LDA
LAWRENCE DOYLE
ARCHITECT INC.

ELMBRIDGE WAY
DEVELOPMENT
Reference: B.C.

SITE PLAN

ELM BRIDGE WAY

7300

7380

SUMMARY - GROUND FLOOR (A-1) (2012)

TOWER B	
NET SUIT AREA (A)	5,474 S.F.
NET SUIT AREA (B)	2,192 S.F.
NET SUIT AREA (C)	1,413 S.F.
AREA IN T.S.R.	48,296 S.F.
CORE PRODUCTION	- S.F.
AMENITY	- S.F.
GROSS AREA	48,296 S.F.
OPEN BALCONIES	- S.F.

SUMMARY - GROUND FLOOR (A-2) (2012)

TOWER C	
NET SUIT AREA	2,800 S.F.
COMMON AREA	42,700 S.F.
AMENITY	- S.F.
AREA IN T.S.R.	15,000 S.F.
CORE PRODUCTION	- S.F.
AMENITY	- S.F.
GROSS AREA	45,000 S.F.
OPEN BALCONIES	- S.F.

SUMMARY - GROUND FLOOR (A-3) (2012)

TOWER A	
NET SUIT AREA	1,551 S.F.
COMMON AREA	47,242 S.F.
AMENITY	- S.F.
PROSE AREA	23,341 S.F.
CORE PRODUCTION	- S.F.
AMENITY	- S.F.
AREA IN T.S.R.	11,381 S.F.
OPEN BALCONIES	- S.F.

ROAD

SUMMARY - GROUND FLOOR (A-4) (2012)

TOWER D	
NET SUIT AREA	1,490 S.F.
COMMON AREA	42,824 S.F.
AMENITY	- S.F.
GROSS AREA	44,314 S.F.
CORE PRODUCTION	- S.F.
AMENITY	- S.F.
AREA IN T.S.R.	14,720 S.F.
OPEN BALCONIES	- S.F.

TOWER A
5 STORY

TOWER B
16 STORY

TOWER C
15 STORY

LOT 2
POST LEASING

DRW PLAN LMP02A31

PLAN FLOOR
STRATA PLAN

2

05293524

GROUND FLOOR PLAN / PARKING LEVEL D-1

SCALE 1/16" = 1'-0"

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LDA
LAWRENCE DOYLE
ARCHITECT INC. ■

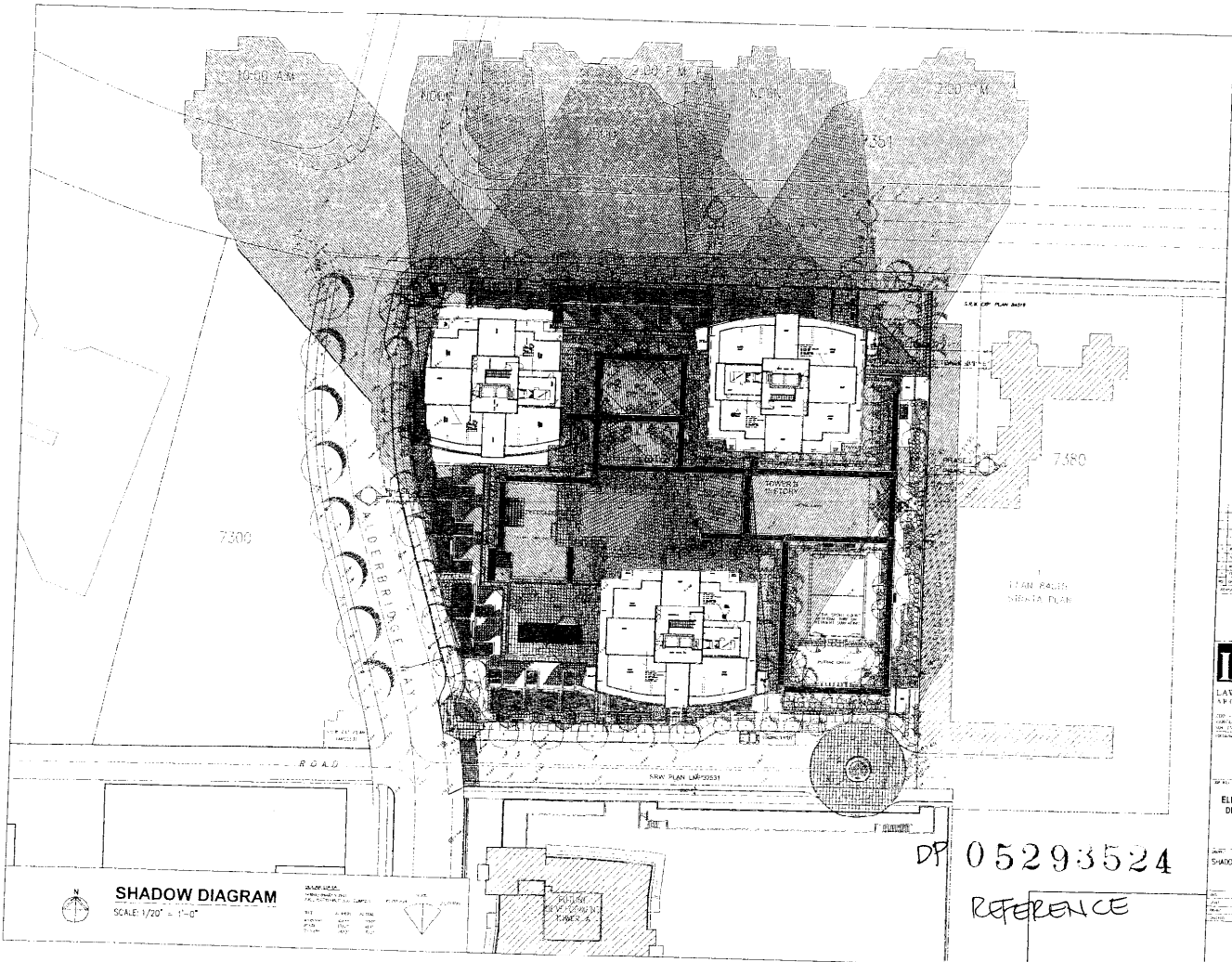
200 - 1450 CHESTER ST. ■
VANCOUVER, B.C. ■ V6J 1K6
TEL: 604-275-7575 ■ FAX: 604-275-7576

PROJECT: ELMBRIDGE WAY DEVELOPMENT
LOCATION: RICHMOND, B.C.

DATE: 05/29/12
DRAWN BY: J.P.
CHECKED BY: J.P.

REVISIONS:
1. 05/29/12 - J.P.

Rev. A.2.1



SHADOW DIAGRAM
SCALE: 1/20" = 1'-0"

SYMBOL	DESCRIPTION
(Symbol)	EXISTING
(Symbol)	NEW
(Symbol)	DEMOLITION
(Symbol)	PROPOSED
(Symbol)	ADJUSTED
(Symbol)	AS SHOWN
(Symbol)	AS NOTED
(Symbol)	AS SHOWN
(Symbol)	AS NOTED

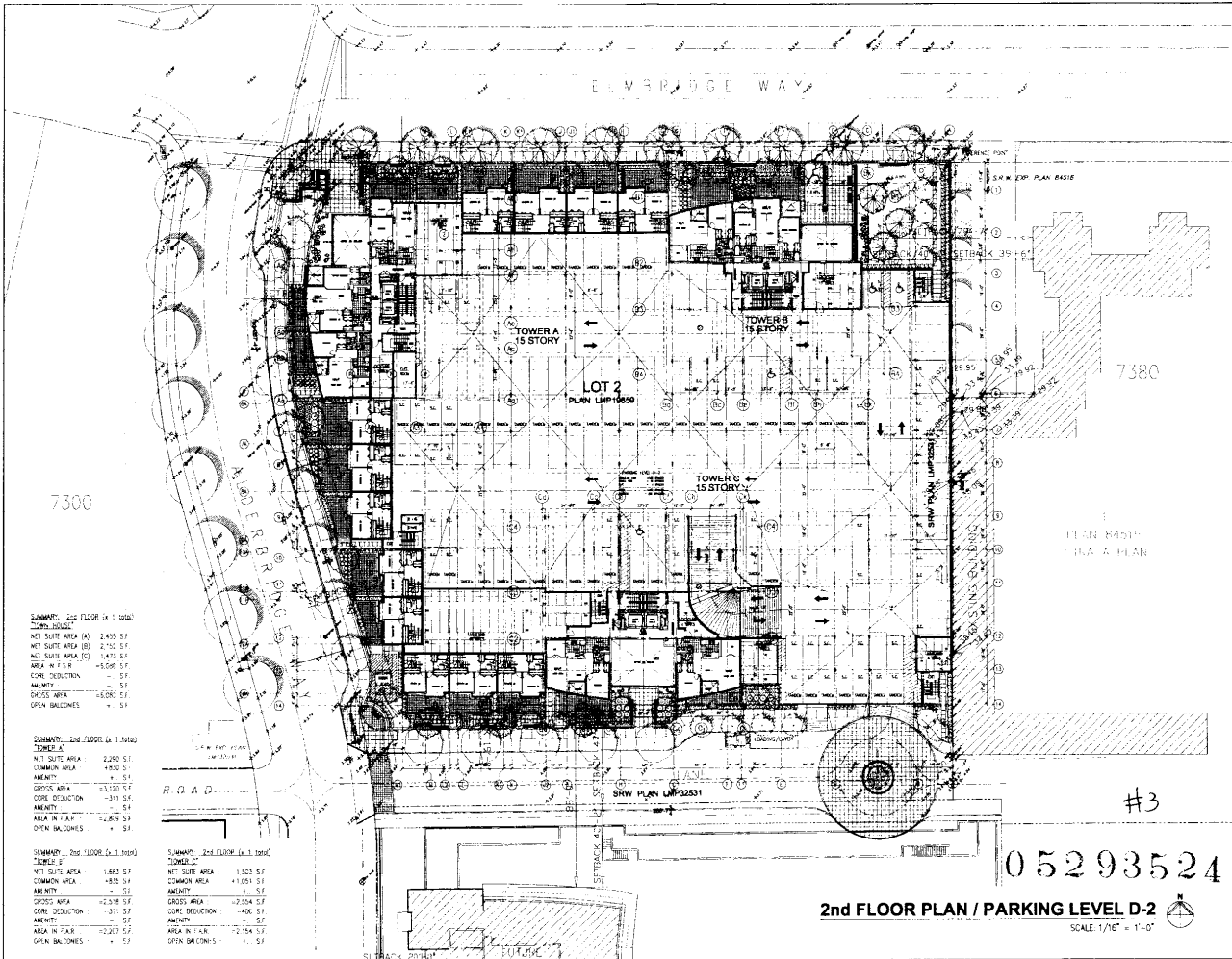
DP 05293524
REFERENCE



LAWRENCE DOYLE ARCHITECT INC.
100 - 10000 100th Ave. S.W. - Richmond, B.C. V6V 2G9
Tel: (604) 273-1111 Fax: (604) 273-1112

ELMBROE WAY DEVELOPMENT
Richmond, B.C.

SHADOW STUDY



7300

SUMMARY - 2nd FLOOR (A-1 1890)
TOWER A
 NET SUITE AREA 2,415 S.F.
 NET SUITE AREA (B) 2,702 S.F.
 NET SUITE AREA (C) 1,473 S.F.
 AREA IN PARK 4,590 S.F.
 CORE REDUCTION - S.F.
 AMENITY - S.F.
 GROSS AREA 4,590 S.F.
 OPEN BALCONIES + S.F.

SUMMARY - 2nd FLOOR (A-1 1890)
TOWER B
 NET SUITE AREA 2,290 S.F.
 COMMON AREA + 50 S.F.
 AMENITY - S.F.
 GROSS AREA 2,340 S.F.
 CORE REDUCTION - 311 S.F.
 AMENITY - S.F.
 AREA IN PARK 2,651 S.F.
 OPEN BALCONIES + S.F.

SUMMARY - 2nd FLOOR (A-1 1890)
TOWER C
 NET SUITE AREA 1,883 S.F.
 COMMON AREA + 50 S.F.
 AMENITY - S.F.
 GROSS AREA 1,933 S.F.
 CORE REDUCTION - 311 S.F.
 AMENITY - S.F.
 AREA IN PARK 2,244 S.F.
 OPEN BALCONIES + S.F.

SUMMARY - 2nd FLOOR (A-1 1890)
TOWER C
 NET SUITE AREA 1,353 S.F.
 COMMON AREA + 100 S.F.
 AMENITY + 50 S.F.
 GROSS AREA 1,453 S.F.
 CORE REDUCTION - 406 S.F.
 AMENITY - S.F.
 AREA IN PARK 1,859 S.F.
 OPEN BALCONIES + S.F.

7380

PLAN B5011
 PLAN A PLAN

#3

05293524

2nd FLOOR PLAN / PARKING LEVEL D-2
 SCALE: 1/16" = 1'-0"

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER BUILDING DEPARTMENT REGULATIONS AND THE BC BUILDING ACT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF VANCOUVER.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BC BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BC BUILDING DEPARTMENT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BC BUILDING DEPARTMENT.
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BC BUILDING DEPARTMENT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BC BUILDING DEPARTMENT.

LDA
 LAWRENCE DOYLE
 ARCHITECT INC.

200 - 1150 BLENHEIM STREET
 VANCOUVER, B.C. V6E 2Y4
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.LDA-ARCHITECT.COM

ELBRIDGE WAY DEVELOPMENT
 Reference: B.C.

2nd FLOOR PLAN
 PARKING LEVEL D-2
 DATE: 11/11/11
 SCALE: 1/16" = 1'-0"
 DRAWN: J.A.
 CHECKED: J.A.
 REV. A.2.2

ELMBRIDGE WAY

7300

7380

SUMMARY: 3rd FLOOR (S. 1.1684)
TOWER A
NET SUITE AREA (A) 2,000 S.F.
NET SUITE AREA (B) 1,700 S.F.
NET SUITE AREA (C) 1,700 S.F.
AREA IN F.S.F. 54,885 S.F.
CORE REDUCTION - 31 S.F.
AMENITY - 3 S.F.
GROSS AREA 54,915 S.F.
OPEN BALCONIES + 3 S.F.

SUMMARY: 3rd FLOOR (S. 1.1685)
TOWER B
NET SUITE AREA 4,010 S.F.
COMMON AREA 430 S.F.
AMENITY 4 S.F.
GROSS AREA 4,444 S.F.
CORE REDUCTION 311 S.F.
AMENITY 3 S.F.
AREA IN F.A.P. 4,132 S.F.
OPEN BALCONIES 1 S.F.

SUMMARY: 3rd FLOOR (S. 1.1686)
TOWER C
NET SUITE AREA 2,580 S.F.
COMMON AREA 490 S.F.
AMENITY 3 S.F.
GROSS AREA 3,519 S.F.
CORE REDUCTION 211 S.F.
AMENITY 3 S.F.
AREA IN F.A.P. 3,208 S.F.
OPEN BALCONIES 5 S.F.

SUMMARY: 3rd FLOOR (S. 1.1689)
TOWER D
NET SUITE AREA 2,487 S.F.
COMMON AREA 1,051 S.F.
AMENITY 3 S.F.
GROSS AREA 3,541 S.F.
CORE REDUCTION 400 S.F.
AMENITY 3 S.F.
AREA IN F.A.P. 3,141 S.F.
OPEN BALCONIES 1 S.F.

LOT 2
PLAN LSP1880

TOWER A
15 STORY

TOWER B
15 STORY

TOWER C
15 STORY

OUTDOOR POOL
ABOVE

SRW PLAN LSP32531

PLAN 8-015
STRATA PLAN

H4

05293524

3rd FLOOR PLAN / PARKING LEVEL D-3

SCALE 1/16" = 1'-0"

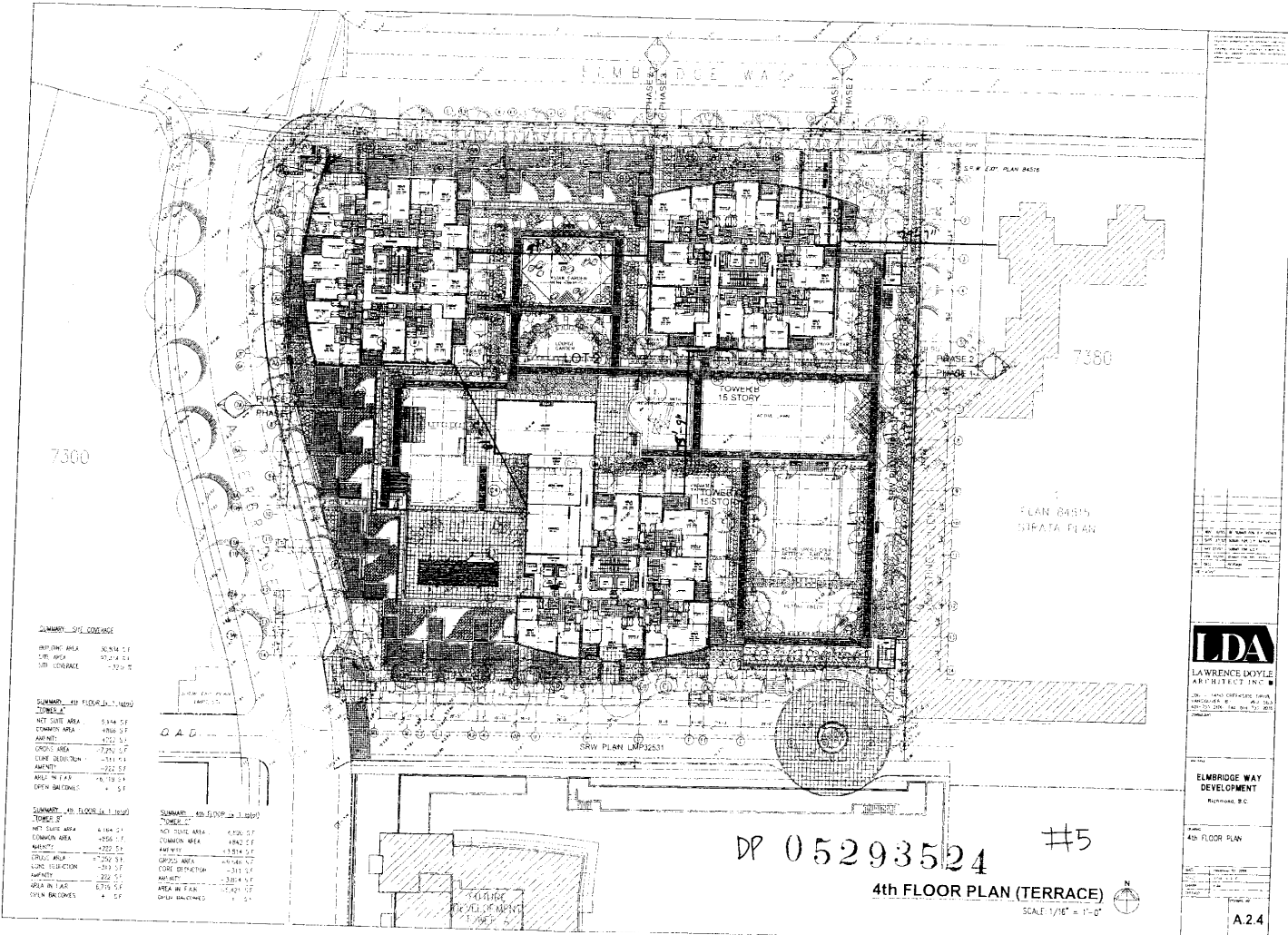
1. REVISIONS
2. PLAN 8-015 STRATA PLAN
3. SRW PLAN LSP32531
4. LOT 2 PLAN LSP1880

LDA
LAWRENCE DOYLE
ARCHITECT INC. #
3000 - 1400 GERRARD STREET
EAST SCARBOROUGH, ONT. M1V 4Y7
TEL: (416) 291-1100 FAX: (416) 291-1101

ELMBRIDGE WAY
DEVELOPMENT
Northwest, B.C.

3rd FLOOR PLAN
PARKING LEVEL D-3

REV. **A.2.3**



SUMMARY - 3RD FLOOR (3.000) TO 4TH FLOOR (4.000)

NET FLOOR AREA	82,814 S.F.
NET AREA	82,814 S.F.
NET CORRIDOR	1,320 S.F.

SUMMARY - 4TH FLOOR (4.000) TO 5TH FLOOR (5.000)

NET FLOOR AREA	5,134 S.F.
COMMON AREA	4,868 S.F.
MECH.	4,222 S.F.
OFFICE AREA	7,270 S.F.
LOBBY	1,111 S.F.
MECH.	2,222 S.F.
AREA IN T.E.S.	76,700 S.F.
OPEN BALCONIES	1 S.F.

SUMMARY - 4TH FLOOR (4.000) TO 5TH FLOOR (5.000) TOWER 2

NET FLOOR AREA	4,164 S.F.
COMMON AREA	4,056 S.F.
MECH.	4,222 S.F.
OFFICE AREA	7,270 S.F.
LOBBY	1,111 S.F.
MECH.	2,222 S.F.
AREA IN T.E.S.	6,775 S.F.
OPEN BALCONIES	1 S.F.

DP 05293524 #5

4th FLOOR PLAN (TERRACE)

SCALE 1/16" = 1'-0"

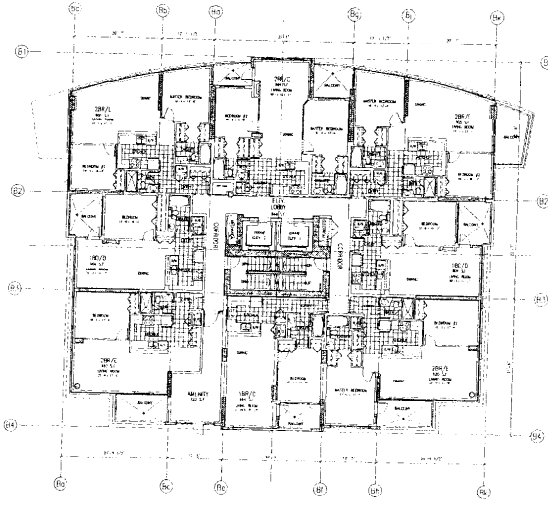


LAWRENCE DOYLE ARCHITECT INC.
200 WEST GERRARD STREET EAST
SUITE 2000 TORONTO, ONT. M5E 1B7
416-593-9200

ELMBRIDGE WAY DEVELOPMENT
MIRAMICHI, B.C.

4th FLOOR PLAN

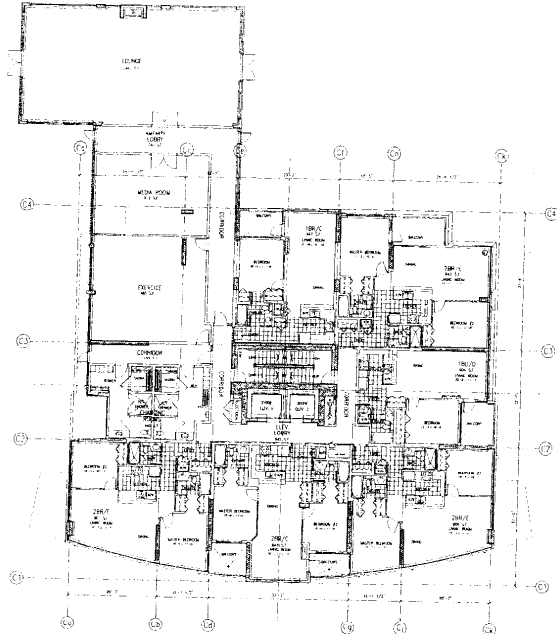
A.2.4



SUMMARY - 4TH FLOOR (A, B) TOWER A

NET GROSS AREA	5,184 S.F.
COMMON AREA	450 S.F.
RAVINE	420 S.F.
GROSS AREA	5,654 S.F.
FLOOR PERIMETER	331 S.F.
RAVINE	322 S.F.
AREA IN PARK	16,778 S.F.
OPEN BALCONIES	0 S.F.

 **4th FLOOR PLAN "TOWER A-B"**
SCALE 1/8" = 1'-0"



SUMMARY - 4TH FLOOR (C) TOWER C

NET GROSS AREA	4,376 S.F.
COMMON AREA	472 S.F.
RAVINE	1,814 S.F.
GROSS AREA	6,662 S.F.
FLOOR PERIMETER	311 S.F.
RAVINE	321 S.F.
AREA IN PARK	16,427 S.F.
OPEN BALCONIES	0 S.F.

 **4th FLOOR PLAN "TOWER C"**
SCALE 1/8" = 1'-0"

DP 05293524

REFERENCE

PROJECT: ELMBRIDGE WAY DEVELOPMENT
 SHEET: 4TH FLOOR PLANS
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LDA

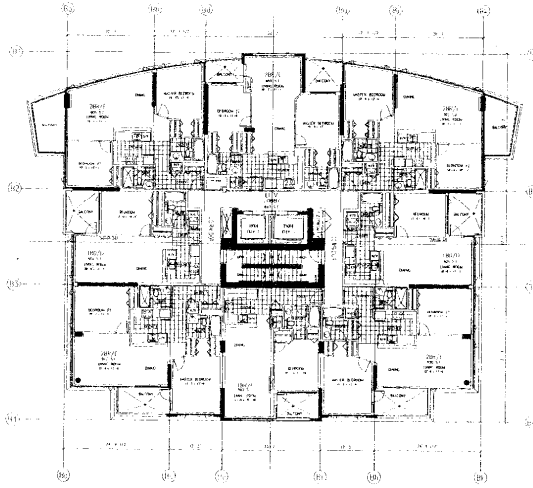
LAWRENCE DOYLE
 ARCHITECT INC.

100 SOUTH MAIN STREET
 WASHINGTON, D.C. 20004
 TEL: 202.638.1100
 FAX: 202.638.1101
 WWW.LDA-ARCH.COM

ELMBRIDGE WAY DEVELOPMENT

SHEET NO. 4TH FLOOR PLANS
 PROJECT NO. DP 05293524

A.3.1



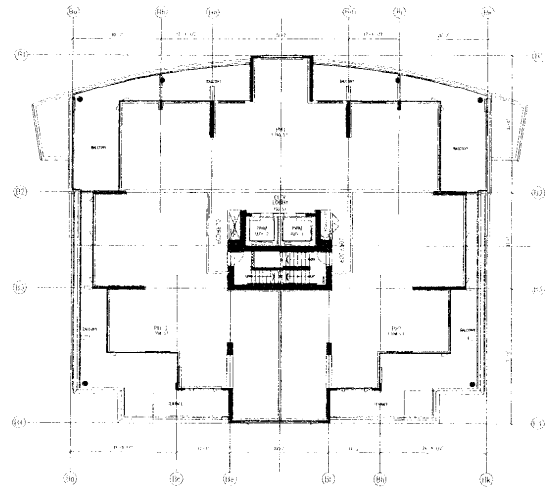
SUMMARY - TYPICAL FLOOR
 GRID TO GRID (12,500) x (10,000) FT

NET FLOOR AREA	6,484 S.F.
COMMON AREA	1,024 S.F.
AMF/STP	1 S.F.
CORAL AREA	2,238 S.F.
LOBBY/STAIRWELL	311 S.F.
AREA IN F.A.S.	5,204 S.F.
OPER. VOLUME	1 S.F.

TYPICAL FLOOR PLAN
5th-14th FLOOR PLANS (10x Total)



SCALE 1/8" = 1'-0"



SUMMARY - PENTHOUSE FLOOR
 GRID TO GRID (12,500) x (10,000) FT

NET FLOOR AREA	3,421 S.F.
COMMON AREA	270 S.F.
CORAL AREA	818 S.F.
CORAL STAIRWELL	108 S.F.
AREA IN F.A.S.	3,472 S.F.
OPER. VOLUME	1 S.F.

PENTHOUSE FLOOR PLAN
15th FLOOR PLANS (1x Total)



SCALE 1/8" = 1'-0"

DP 05293524

REFERENCE

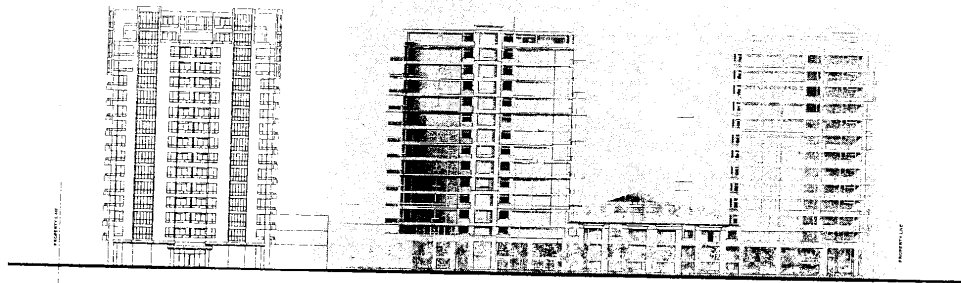
ELBRIDGE WAY DEVELOPMENT
 Kalamazoo, MI

LDA
 LAWRENCE DOYLE ARCHITECT INC.

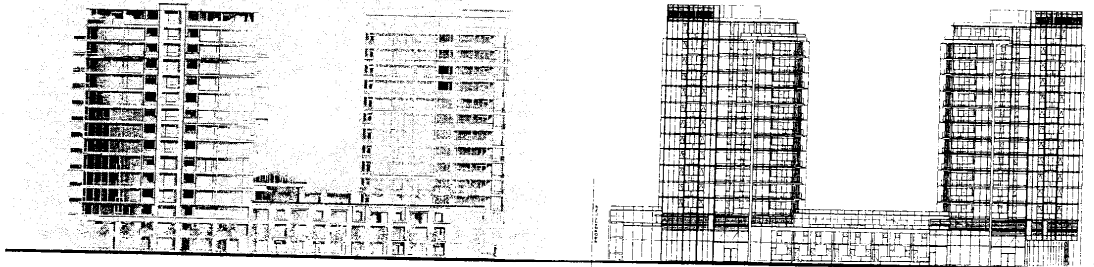
PROJECT: ELBRIDGE WAY DEVELOPMENT
 SHEET: A.3.2
 DATE: 10/15/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

TYPICAL FLOOR PLAN
 5th-14th FLOOR PLANS
 15th PENTHOUSE PLAN

A.3.2



NORTH CONTEXT ELEVATION
SCALE: 1" = 20'-0"



WEST CONTEXT ELEVATION
SCALE: 1" = 20'-0"

DP 05293524 REFERENCE

LDA
 LAWRENCE DOYLE
 ARCHITECT, INC. ■
 1000 EAST 17TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 TEL: 303.733.1000 FAX: 303.733.1001
 www.lawrence-doyle.com

PROJECT:
 EMBRIDGE WAY
 DEVELOPMENT
 RICHMOND, S.C.

SHEET:
 NORTH & WEST
 CONTEXT
 ELEVATIONS

DATE:
 11.14.12

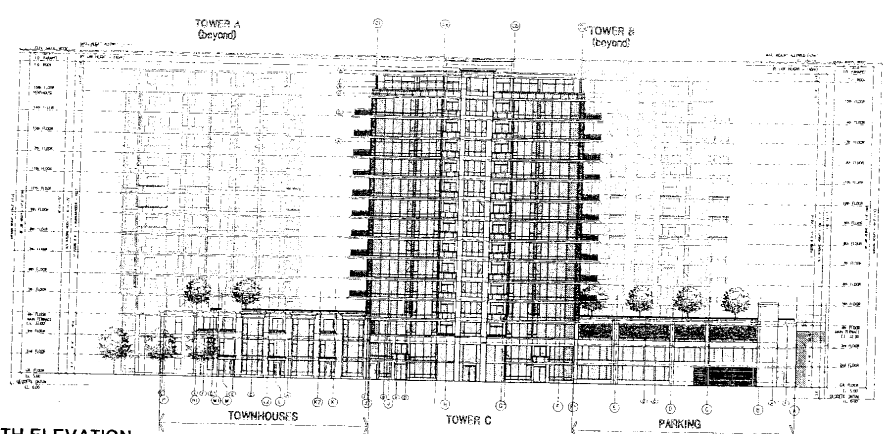
DRAWN BY:
 J. W.

CHECKED BY:
 J. W.

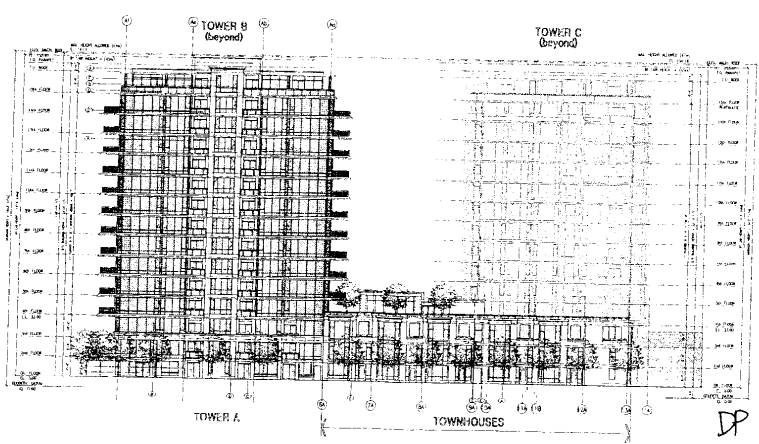
SCALE:
 AS SHOWN

SHEET NO.
 A.4.1

1. LPA: 10/10/10
 2. LPA: 10/10/10
 3. LPA: 10/10/10
 4. LPA: 10/10/10
 5. LPA: 10/10/10



SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



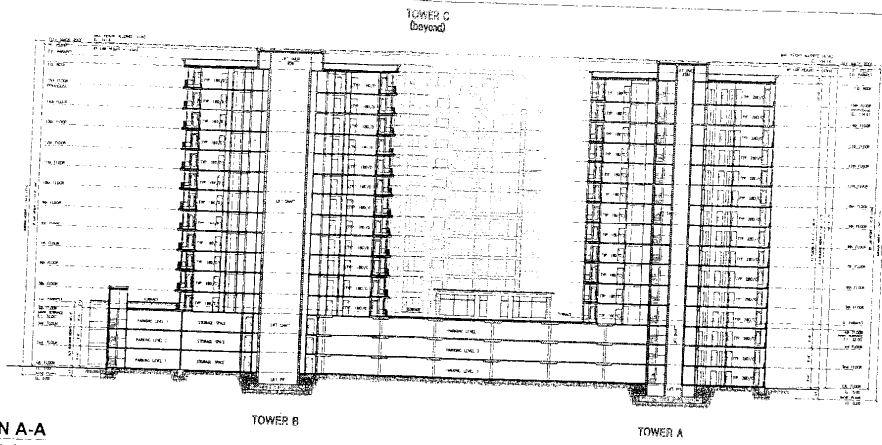
WEST ELEVATION
 SCALE: 1/16" = 1'-0"

DP 05293524

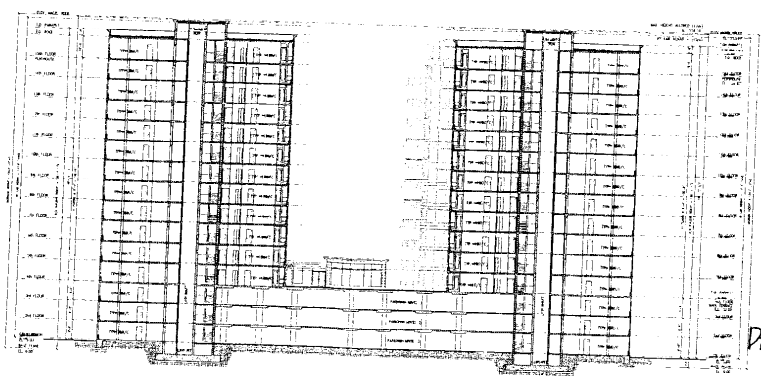
#7

LDA
 LAWRENCE DUTY ARCHITECT INC.
 200 ... STREET ...
 ...
ELBRIDGE WAY DEVELOPMENT
 ...
SOUTH & WEST ELEVATIONS
 ...
A.5.2

1. 1/16" = 1'-0"
 2. 1/8" = 1'-0"
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 5



SECTION A-A
SCALE: 1/16" = 1'-0"



SECTION B-B
SCALE: 1/16" = 1'-0"

DP 05293524

#8



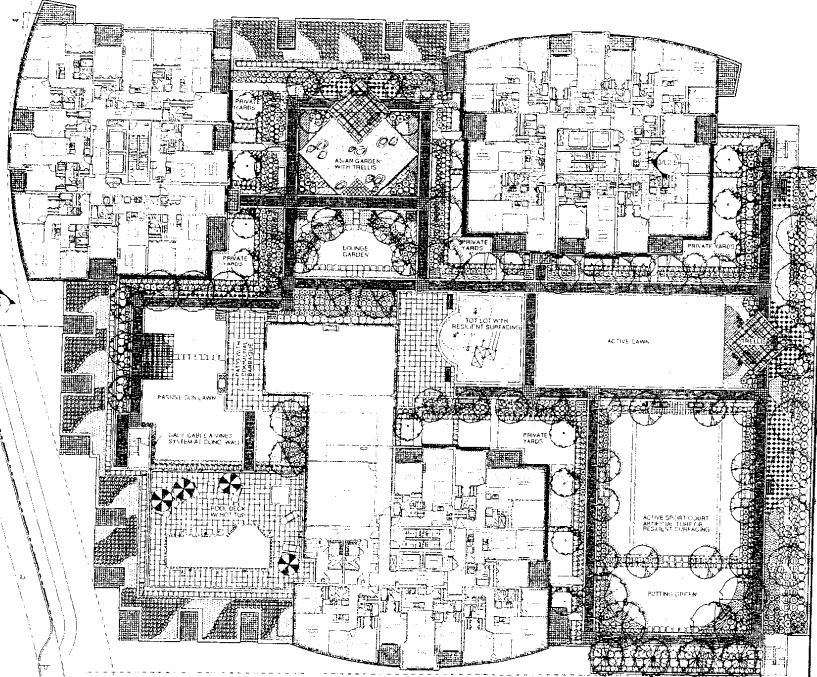
ELBRIDGE WAY
DEVELOPMENT
Raleigh, N.C.

SECTIONS
A-A & B-B

ELM BRIDGE WAY

ALDER BRIDGE WAY

7380



EXISTING BUILDING

SYMBOL	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Site Preparation	1	SQ FT	1.00	1.00
2	Grass Seed	1000	SQ FT	0.10	100.00
3	Planting	100	PLANT	1.00	100.00
4	Planting	100	PLANT	1.00	100.00
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NOT FOR CONSTRUCTION

ELM BRIDGE
Richmond, BC

onni
group of companies

LDA
LANDSCAPE DESIGN ARCHITECTS INC.

SHR FIELDS LTD
Landscape Architecture & Planning

Preliminary
Landscape Plan
Podium Level

L1.1

DATE: 08/20/04
SCALE: 1/8" = 1'-0"

DP 05293524 #9

ELMBRIDGE WAY

ALDERBRIDGE WAY

LANE

EXISTING BUILDING

PLAN 84515
STRATA PLAN

7380

05293524

#10

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1	2017 PRELIMINARY LANDSCAPE PLAN
2	2017 PRELIMINARY STRATA PLAN
3	2017 PRELIMINARY SITE PLAN
4	2017 PRELIMINARY CONSTRUCTION PLAN
5	2017 PRELIMINARY CONSTRUCTION PLAN
6	2017 PRELIMINARY CONSTRUCTION PLAN
7	2017 PRELIMINARY CONSTRUCTION PLAN
8	2017 PRELIMINARY CONSTRUCTION PLAN
9	2017 PRELIMINARY CONSTRUCTION PLAN
10	2017 PRELIMINARY CONSTRUCTION PLAN
11	2017 PRELIMINARY CONSTRUCTION PLAN
12	2017 PRELIMINARY CONSTRUCTION PLAN
13	2017 PRELIMINARY CONSTRUCTION PLAN
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17	2017 PRELIMINARY CONSTRUCTION PLAN
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19	2017 PRELIMINARY CONSTRUCTION PLAN
20	2017 PRELIMINARY CONSTRUCTION PLAN

NOT FOR CONSTRUCTION

ELMBRIDGE
Richmond, BC

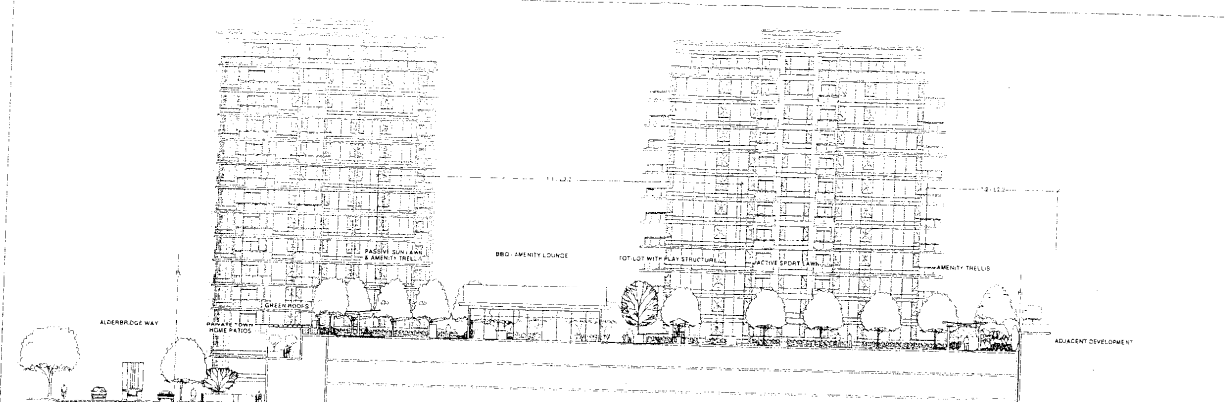


Preliminary
Landscape Plan
Ground Level

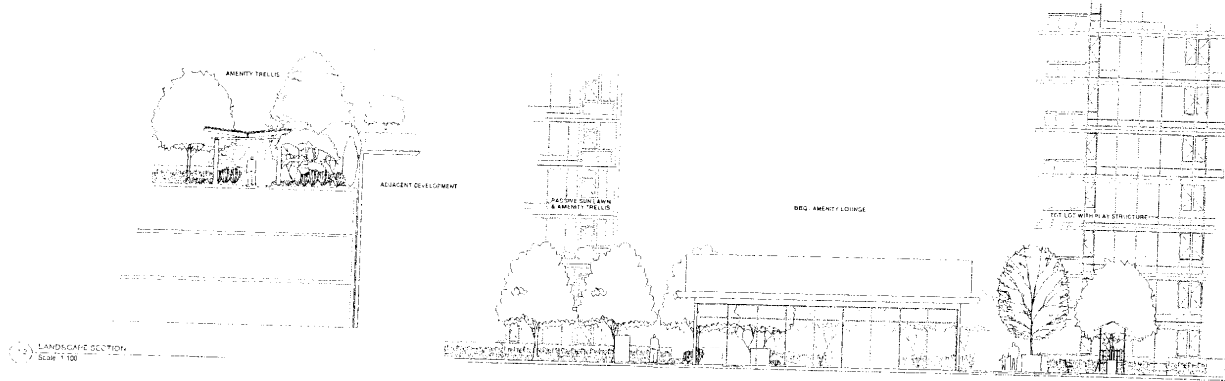
L1.2

SCALE	PROJECT NUMBER
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DRAWN	DATE
LF	01 JAN 2018
DATE	11 DEC 2016

1. ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF ONNI DESIGN INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 3. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 4. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
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 9. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
 10. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.



1 LANDSCAPE SECTION
Scale: 1/200



2 LANDSCAPE SECTION
Scale: 1/200

3 LANDSCAPE SECTION
Scale: 1/200

DP 05293524

#12

NOT FOR CONSTRUCTION

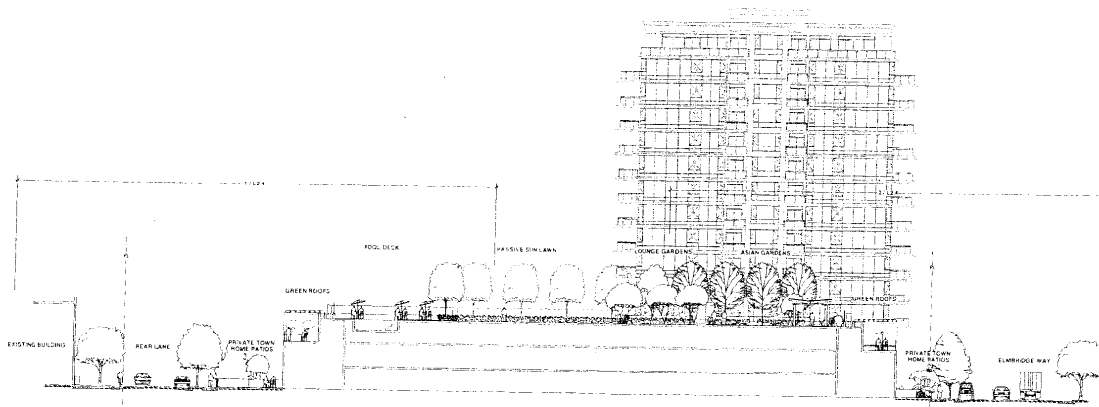
ELMBRIDGE
Richmond, BC



Landscape Sections

L2.2

SCALE	AS SHOWN	DATE	04 2012
DRAWN	CHEN	CHECKED	TRACY
DATE	04 2012	DATE	04 2012



LANDSCAPE SECTION
SCALE: 1:200

DP 05293524

#13

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- 1. 20 MAY 2004 ISSUED FOR CONSTRUCTION
- 2. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 3. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 4. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 5. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 6. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 7. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 8. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 9. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 10. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 11. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 12. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 13. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 14. 15 FEB 2004 ISSUED FOR CONSTRUCTION
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- 18. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 19. 15 FEB 2004 ISSUED FOR CONSTRUCTION
- 20. 15 FEB 2004 ISSUED FOR CONSTRUCTION

NOT FOR CONSTRUCTION

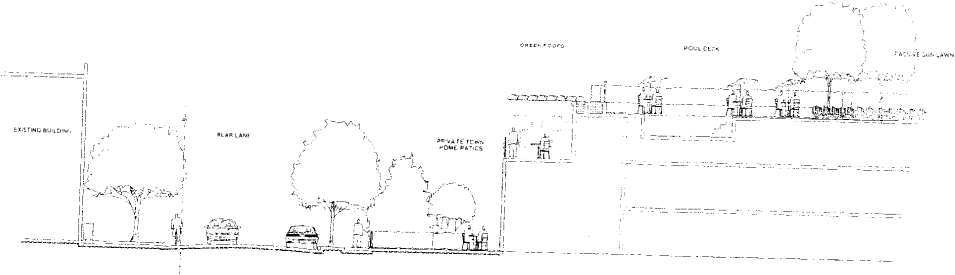
ELM BRIDGE
Richmond, BC



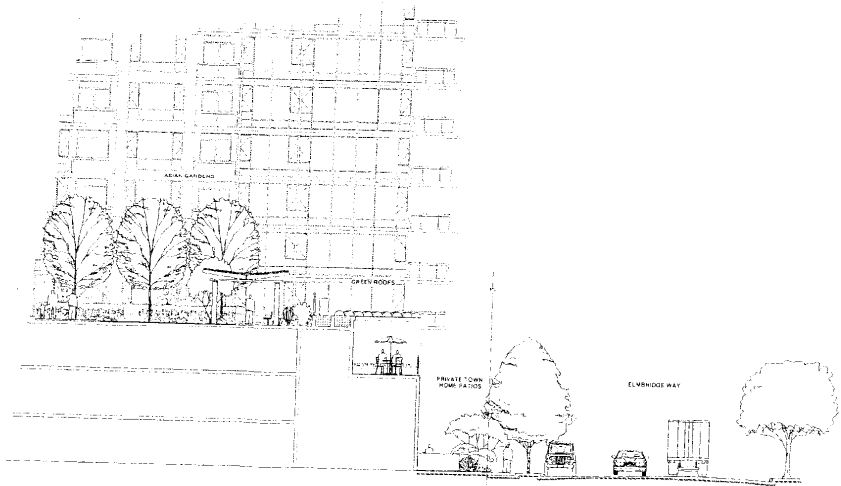
Landscape Sections

L2.3

SCALE	PROJECT NUMBER
1:200	04-603
DATE	DATE
10	1 DECEMBER 2004



LANDSCAPE SECTION
Scale 1/8" = 1'-0"



LANDSCAPE SECTION
Scale 1/8" = 1'-0"

DP 05293524 #14

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- 1. SITE PLAN
- 2. LAYOUT PLAN
- 3. ELEVATION
- 4. SECTION
- 5. DETAIL

NOT FOR CONSTRUCTION

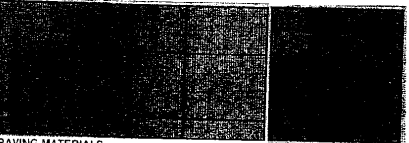
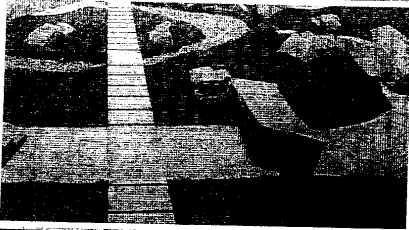
PROJECT
ELMBRIDGE
Richmond BC



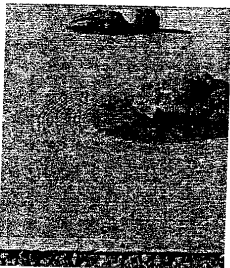
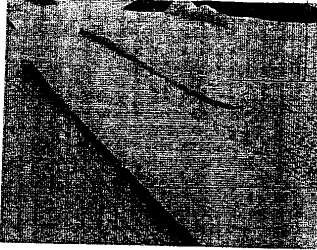
Landscape Sections

L2.4

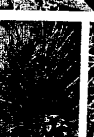
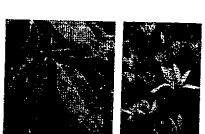
DATE	1/10	PROJECT NUMBER	04-600
DRAWN BY	LC	DATE PLOTTED	DECEMBER 21/04



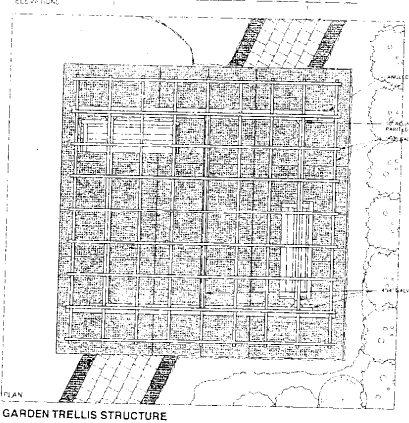
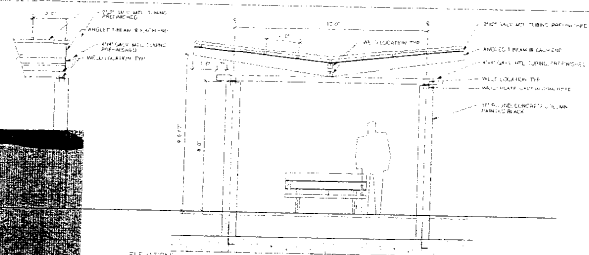
PAVING MATERIALS



POOL AND GARDEN PRECEDENT IMAGES



PLANT MATERIAL TYPES, COLOURS, AND TEXTURES



GARDEN TRELLIS STRUCTURE

NOT FOR CONSTRUCTION

ELBRIDGE
Richmond, BC

onni
Group of companies

LDA
LANDSCAPE DESIGN ARCHITECTURE INC.

CHAPMAN & STAMER
Landscape Architecture & Planning

Landscape Details and Materials

DRAWING NUMBER
L3

DATE	NO.	SCALE
DIS.	4D	1:400
DATE	BY	DATE
		DECEMBER 2014

P 05202507 #16