



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Jean Lamontagne
Director of Development
Date: March 1, 2006
File: DP 03-249671
Re: **Application by Paul Leong Architect Inc. for a Development Permit at 8580,
8600 and 8680 Cambie Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mixed-use light industrial building at 8580 Cambie Road, which is the third building of an existing mixed-use light industrial development, on a site zoned "Comprehensive Development District (CD/163)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the number of required off-street parking spaces from 230 to 221 parking spaces for the entire mixed-use light industry development, including two (2) existing buildings and a third proposed building.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Paul Leong Architect Inc. has applied to the City of Richmond for permission to develop a two-storey mixed-use light industrial building with two (2) levels of parking on the northerly/front portion of 8580 Cambie Road as the second phase of a two-phase development with parking space requirements considered for the overall site including 8600 and 8680 Cambie Road. The northerly/front portion of the site is currently vacant.

The site is being rezoned from “Business Park Industrial District (I3)” to “Comprehensive Development District (CD/163)” for this project under Bylaw 7886 (Rezoning Application RZ 04-27116).

Development Information

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 1**).

The proposed Development Permit is for the construction of a third building on a site with two (2) previously approved and strata-titled mixed-use light industrial buildings (DP 97-121069). The third building proposal includes the addition of approximately 2,090 m² (22,501 ft²) of mixed-use floor area distributed between two (2) floors with vehicle accesses from Cambie Road and Odlin Road.

Existing development consists of two (2) two-storey mixed-use light industrial buildings surrounded by surface parking and a Public Rights-of-Passage (P.R.O.P.) Right-of-Way (R.O.W.) registered over an internal roadway connecting Cambie Road with Odlin Road to the south (**Plan #2**). The existing business park buildings were to have warehouse space at grade and office space above.

Servicing Agreements have been entered into for the site (SA 03-241050 and SA 05-310573). In addition, the third phase of a phased strata title application with three (3) phases (SP 04-270232) has been approved.

Surrounding Development

The subject site is in the South Aberdeen local area in City Centre. It is located on Cambie Road between Brown Road and Odlin Crescent in a “Mix-Use – Light Industry” area. The existing development surrounding the site is described as follows:

- To the north: across Cambie Road, is a strata-titled retail shopping mall and ambulance dispatch facility on either side of Sexsmith Road, zoned “Automobile-Oriented Commercial District (C6)” and “School and Public Use District (SPU)”;
- To the east: facing Odlin Crescent, are a travel business and a strata-titled business park building, zoned “Business Park Industrial District (I3)”. On the opposite side of Odlin Crescent, facing Odlin Crescent, McKim Way and Garden City Road are strata-titled commercial buildings, a large retail store and a temple, zoned “Comprehensive Development District (CD/55 and CD/132)”;

- To the south: Phase I of the mixed-use development which, along with the Phase II portion of the site, is being rezoned to “Comprehensive Development District (CD/163)” (RZ 04-27116). The Phase I Development Permit (DP 97-121069) was issued by Council on May 26, 2003. Across Odlin Road, is a private school facing Odlin Crescent, which offers grades 10 through college, zoned “Assembly District (ASY)”;
- To the west: facing Cambie Road, are light industrial freight delivery and public storage businesses, zoned “Business Park Industrial District (I3)” and “Land Use Contract (039)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (*staff response in bold italics*):

- Architectural design and streetscape presence, ***which were improved with design development to the parkade and mix-use building along with the addition of a substantial trellis adjacent to the parkade;***
- Pedestrian passage through site, ***which was incorporated with connected designated pedestrian pathways;***
- Continuity of landscape treatment throughout, ***which was incorporated;*** and
- Tree replacement strategy, ***which was finalized through the Development Permit process (see Landscaping and Open Space Design comments below).***

The Public Hearing for the rezoning of this site was held on Monday, July 18, 2005. At the Public Hearing, no concerns about rezoning the property were expressed.

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 “Comprehensive Development District (CD/163)” except for the zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the number of required off-street parking spaces from 230 to 221 parking spaces for the three mixed-use light industrial buildings, which includes two existing buildings.

(Staff supports the proposed variance as it has been determined by the applicant’s professional transportation engineer that the total proposed number of parking spaces throughout the three (3) building development exceeds the anticipated peak parking demand for the extent and range of uses proposed by the applicant. A traffic impact study has been submitted to the City which indicates that although the 221 off-street parking spaces provided onsite is less than the Bylaw requirement of 230 parking spaces, it exceeds the anticipated peak parking demand of 212 parking spaces for the same extent and range of uses. The Transportation department has reviewed the project and supports the parking variance. The parking statistic information was included in an attachment to the staff report on the rezoning and no public comments have been received. Staff support for this variance is based on the information provided by the

applicant. Parking availability may end up exceeding the requirement for the future mix of uses or the range of uses may be restricted to comply with on-site parking availability).

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project subject to exploration and design development which the applicant has complied with. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 04, 2005 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

- Generally, the form and massing of the proposed development conforms to the Official Community Plan Development Permit guidelines;
- The subject application constitutes the third building of a three (3) building mixed-use light industrial development. The building site is located on the northern portion of the property, fronting onto Cambie Road;
- The property presents a roadway with P.R.O.P. R.O.W. to the adjacent business park building to the east along with proposed tree planting as a landscape buffer and angled surface parking spaces with planting areas;
- The proposed development will present side building and open parkade elevations, tree planting, moderate retaining wall and solid wood fencing to the adjacent industrial properties to the west; and
- Eleven (11) existing trees on the adjacent site to the west at 8540 Cambie Road will be removed through a tree cutting permit, in part due to the proposed development. The proposed development and associated site preparation have negatively impacted 11 large trees on the relatively small adjacent industrial property to the west, which is 1 m lower than street grade. The tree canopies and root zones encroach into the subject property. A registered arborist has determined that only four (4) of the trees are in reasonable health; four (4) Norway Spruce trees of approximately 17 m height and 2 m spacing close to Cambie Road. The arborist has also determined that none of the existing trees will survive raising the grade on both properties to street grade. Although the subject proposed building has a limited building height of two (2) storeys and is set back 2.4 m from the west property line, the applicant's geotechnical engineer has required preload and organic soil removal to the property line due to soil conditions onsite. The neighbour and developer have reached a private agreement and have also provided payment for replacement tree planting in City parks through the tree cutting permit process.

Urban Design and Site Planning

- The proposed building has been located on the site to tie into the site planning of the existing two (2) buildings in regards to building siting, parking, landscaping, vehicle and pedestrian movement;
- Pedestrian scaled and oriented frontage character facing Cambie Road and pedestrian connections have been incorporated throughout the site, from Cambie Road to Odlin Road;
- The requirement for a restrictive aircraft noise covenant was considered and waived due to the complex nature of the existing approved phased strata lot ownership with the proposed development being the third building on a site with two existing buildings and numerous strata lot owners; and

- Private garbage and recycling collection is accommodated through the provision of an internal storage room in the parkade. A loading bay is also provided in the parkade.

Architectural Form and Character

- The tilt-up concrete building form has been detailed with projecting awnings, architectural timber banner fins and a trellis. Roof top services will be screened. The concrete open parkade has been detailed with planters and roof top trellises;
- The proposed building materials (painted tilt-up concrete panel with reveals, aluminium framed windows and doors, fabric awnings, slate insets, laminated wood fins, wood and steel trellises) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated in the overall development with two (2) significantly different building types, varying setbacks, and landscaping areas of varying dimensions; and
- Signage opportunities have been designed to integrate with the architectural design including signage and awnings attached to the buildings. A free standing tower sign facing Cambie Road has not been proposed. Separate application(s) are required to permit signage.

Landscape Design and Open Space Design

- There were formerly twelve (12) existing trees which were previously removed for site clearing and preloading, including three (3) older fruit trees. The removal of existing trees results from the requirement to preload the site, construct public access roadway and conflict with building footprints;
- The landscape design includes 36 new trees, 22 of which are replacement trees and will be larger in size. In compliance with the area plan, a double row of street trees is provided both in the City boulevard and on site. The new trees will soften the visual impact of the building edges, paved pedestrian plaza, surface parking areas and parkade roof;
- The landscape design includes planting areas in the pedestrian plaza, on the parkade roof, along the east and west edges of the site and bordering the surface parking area. Special paving treatment with patterning and colour has been incorporated in the pedestrian plaza and streetscape sidewalk. Benches for seating have also been provided in a central area in the pedestrian plaza;
- Parking is partially screened from Cambie Road with landscaping, including tree planting;
- Solid wood fencing is provided along the west property line adjacent to the industrial lot; and
- A bicycle rack is provided adjacent to the parkade.

Crime Prevention Through Environmental Design

- Lighting has been incorporated into the building and parking area design. In addition, the parkade design includes a white painted ceiling on the first level; and
- To mitigate the concern that the service corridor at the west edge of the site would not be easily visible from the majority of the development, the applicant proposes to secure the area with solid wood fencing and secured metal gates at both ends.

Accessibility

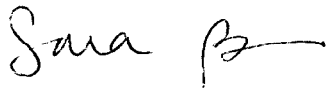
- The proposed third building has been designed to be accessible including an elevator, accessible washrooms and accessible parking spaces on both levels of the parkade close to building access points.

Servicing and Utilities Capacity

- Required City infrastructure upgrades and connections have been designed to accommodate all three (3) buildings and have been secured through separate Servicing Agreements (SA 03-241050 and SA 05-310573), which are requirements prior to future Building Permit issuance.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing South Aberdeen context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following condition is required and has been met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$45,002.

The following conditions are required to be met prior to future Building Permit issuance:

- Submission of a construction traffic management plan; and
- Execution of a Servicing Agreement for works including but not limited to the installation of Cambie Road street trees, traffic calming measures in the PROP ROW, and improvements to the intersection of Cambie Road and Sexsmith Road, all at the sole cost of the developer.

Separate application(s) are required to permit signage.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 03-249671

Attachment 1

Address: 8580, 8600 & 8680 Cambie Rd

Applicant: Paul Leong Architect Inc. Owners: see ownership tables below

Planning Area(s): City Centre Area

	Existing	Proposed
Site Size:	13,634.3 m ² 4,712.19 m ² in Area A 8,922.11 m ² in Area B	No Change
Land Uses	Mix Use – Light Industry including retail & educational	No Change
OCP Designation	Mix Use – Light Industry	No Change
Zoning	Formerly I3	Currently CD/163
Number of Units	2 light industry / office buildings	3 mixed-use light industry buildings

	Bylaw Requirement	Proposed Development	Variance
Floor Area Ratio:	Max. 1.0	0.5	None Permitted
Lot Coverage – Building:	Max. 50%	34%	None
Setback – Cambie Road:	Min. 3 m	3 m	None
Maximum Height (m):	15 m in Area A & 12 m in Area B	9.8 m	None
Off-street Parking Spaces:	230	221	9 space reduction

8680 Cambie Road Strata Owners (Building A / Phase 1 Strata Plan)

Strata Lot	Owner	Strata Lot	Owner
1	K. Chun	12	F. Tian
2	P. Wong	13	J. Lo
3	P. Wong	14	F. Tian
4	C. So	15	Sanny Chan Design Group Ltd.
5	HCC Trading Ltd.	16	MB 628 Ventures Ltd.
6	Western (TCL) International Developments Ltd.	17 - 19	689711 B.C. Ltd.
7	S. Lai	20	M. Beavis
8	S. Fung	21	MB 628 Ventures Ltd.
9	K. Lau	22	Qiji Investment Ltd
10	C. So	23	MB 628 Ventures Ltd.
11	S. Ho		

Continued on next page

8600 Cambie Road Strata Owners (Building B / Phase 2 Strata Plan)

Strata Lot	Owner	Strata Lot	Owner
24 & 25	MB 628 Ventures Ltd.	33	A. Majeed
26	W. J. Yang	34 – 36	MB 628 Ventures Ltd.
27	MB 628 Ventures Ltd.	37 – 39	Leoganda Holdings Ltd.
28	M. Yip	40 - 42	MB 628 Ventures Ltd.
29 - 30	K. Lin	43 – 44	S. Ho
31	T. T. Liu	45	MB 628 Ventures Ltd.
32	S. Ho		

8580 Cambie Road Strata Owners (Future Building C / Phase 3 Strata Plan)

Strata Lot	Initial Owner	Future Owner
46 - 63	MB 628 Ventures Ltd.	Unknown

**Annotated Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, May 04, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

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

3. Light Industry/Retail
Paul Leong Architect
8580 Cambie Road

DP 03-249671

The comments of the Panel were as follows:

- the building is fine. On the west edge of the site – if the trees are not worth saving move the building to the property line to increase the pedestrian walkway on the east side – ***A service corridor is retained along the west edge of the site.***
- if a tunnel was created by the concrete wall at the rear it would be a CPTED issue – ***secured with metal gates and solid wood fencing.***
- the concrete area was large – increase the quantity of unit pavers to make friendlier and increase permeability. Try to retain the trees on the west side – ***Pavers incorporated.***
- a good approach. The solidity of tilt up warehouse character with the timber contrast was good but it could be pushed further by pulling out the lobby for the office at grade which would allow the marking of the entrance along the street and increase the viability of the rental and office space above while creating a terminus and allowing a streetscape further back. Eliminate 7 parking spaces in front to achieve this – this would also allow for the introduction of more trees and the creation of a small plaza area. The project was missing an urban space outside of the building – ***A timber trellis was introduced to mark the entry lobby and improve the relationship between the building and parkade. Trees have been added in the pedestrian plaza adjacent to Cambie Road.***
- has potential for cars backing up on Cambie Road. Have a raised centreline curb at the entry – ***The entry drive was designed by the applicant's transportation engineer accompanied by a traffic study. The design includes a stacking area for vehicles entering the site, and traffic calming changes in grade and textured paving.***
- concern was expressed about providing a pedestrian throughway through the entire development – narrow the drive aisle and increase the pedestrian sidewalk as 3'6" was small adjacent to an excessively wide street. Should be expanded to slow traffic down and eliminate speed bumps. Explore how pedestrian permeability could be improved along the street. There are excess parking stalls – are there options for parallel parking spaces along the street or eliminate 7 spaces to improve the notion of the plaza space. Enrich with quality materials – stamped concrete or pavers. The use of timber along the west side in lieu of a concrete block wall was supported – ***The pedestrian sidewalk was widened to 1.8 m.***

- the idea of focussing more on the plaza and getting vehicles off the space was supported if it were possible. Develop in terms of materials different than concrete or asphalt and allow more planting along the edge – ***Availability of proximate parking spaces is important to the developer. Pavers and scored concrete have been incorporated in the surrounding pedestrian areas and planting has been expanded adjacent to the 7 space surface parking lot. The loss of this parking area would also impact the requested variance to reduce the required parking by 9 parking spaces.***

It was moved and seconded

That DP 03-249671 move forward subject to:

- the exploration of the CPTED issued of the access corridor at the west edge of the building – ***Secured metal gates are provided at both north and south ends of the service corridor;***
- explore pulling out the lobby and review the relationship between the lobby, the parkade stairs and the surface parking lot – ***The relationship has been improved with an architectural timber trellis which ties together all of these elements;***
- design development to the pedestrian plaza – ***Incorporated;***
- enrich the paving materials – ***Incorporated with bands of unit pavers;***
- explore improvement of the pedestrian permeability throughout the site – ***Incorporated. The sidewalk along the edge of the parkade was widened to 1.8 m and a pedestrian connection with curb cut was also introduced into the parkade from the pedestrian plaza and adjacent to an accessible parking space;***
- review the potential stacking problems in the access area – ***The applicant's transportation engineer has reviewed and endorsed the design;***
- ***have the project signage reflect the architectural character and materials – Noted. Signage will be pursued by future occupants in locations that have been integrated into the building design. Initially proposed pylon signage was removed.***

**CARRIED
Unanimous**



No. DP 03-249671

To the Holder: PAUL LEONG ARCHITECT INC.
Property Address: 8580, 8600 AND 8680 CAMBIE ROAD
Address: C/O #201 – 288 WEST 8TH AVENUE
 VANCOUVER, BC V5Y 1N5

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 reduce the number of required off-street parking spaces from 230 to 221 parking spaces for the three mixed-use light industrial buildings, which includes two existing buildings.
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 #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$45,002.00. to ensure that 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 03-249671

To the Holder: PAUL LEONG ARCHITECT INC.
Property Address: 8580, 8600 AND 8680 CAMBIE ROAD
Address: C/O #201 – 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

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 , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

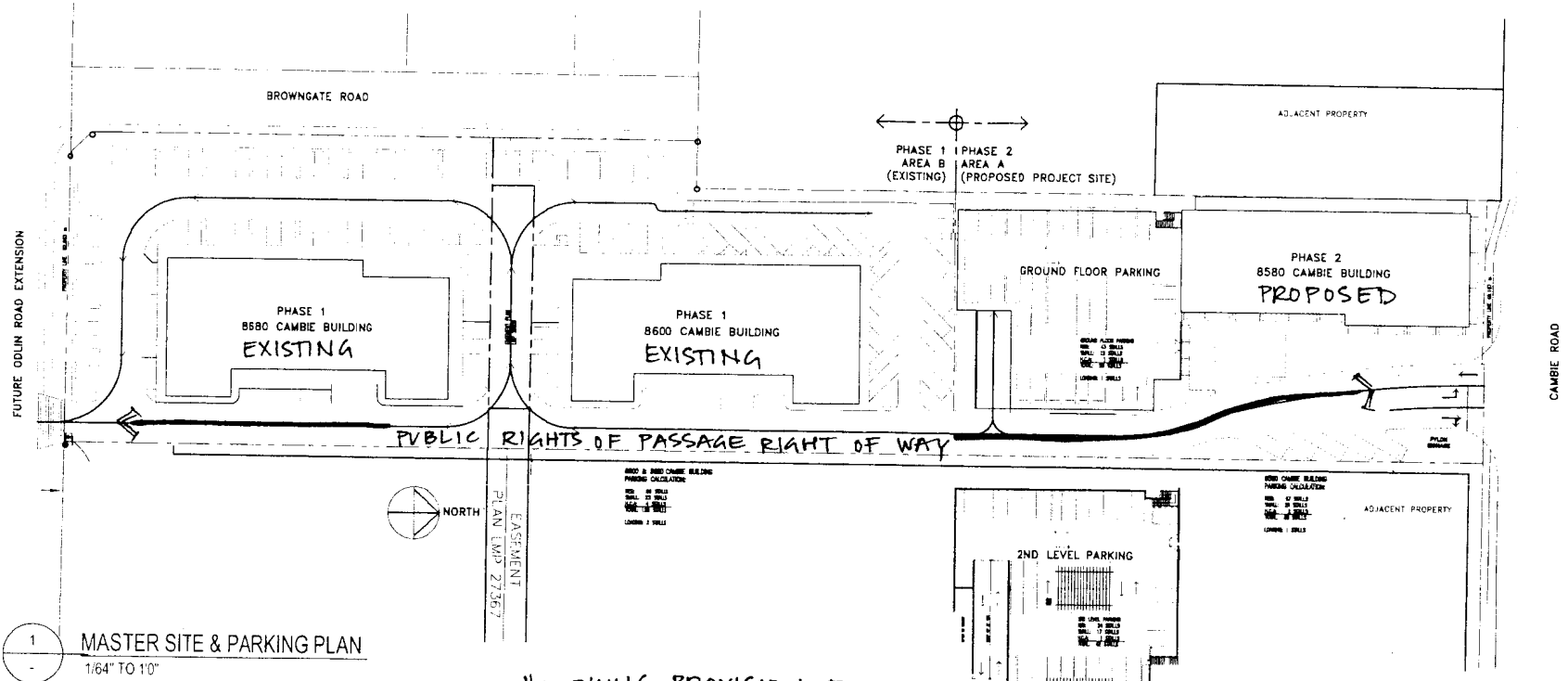


201-118-1181 Fax: 201-118-1182
1000 17th St. #200
New York, NY 10011

CONTRACT NO. 03249671
DATE: 03/29/06
REVISIONS: 03/29/06

DATE	REVISIONS
03/29/06	1. INITIAL DESIGN
03/29/06	2. REVISED DESIGN

DATE	REVISIONS
03/29/06	1. INITIAL DESIGN
03/29/06	2. REVISED DESIGN



1 MASTER SITE & PARKING PLAN
1/64" TO 1/8"

PARKING PROVISION FOR
8600/8680 CAMBIE AND NEW
DEVELOPMENT SUMMARY FOR 8580 CAMBIE BUILDING

* 13 PARKING SPACES IN PARKADE
TO BE AVAILABLE TO MEET
PEAK PARKING DEMAND OF
8600 CAMBIE ROAD

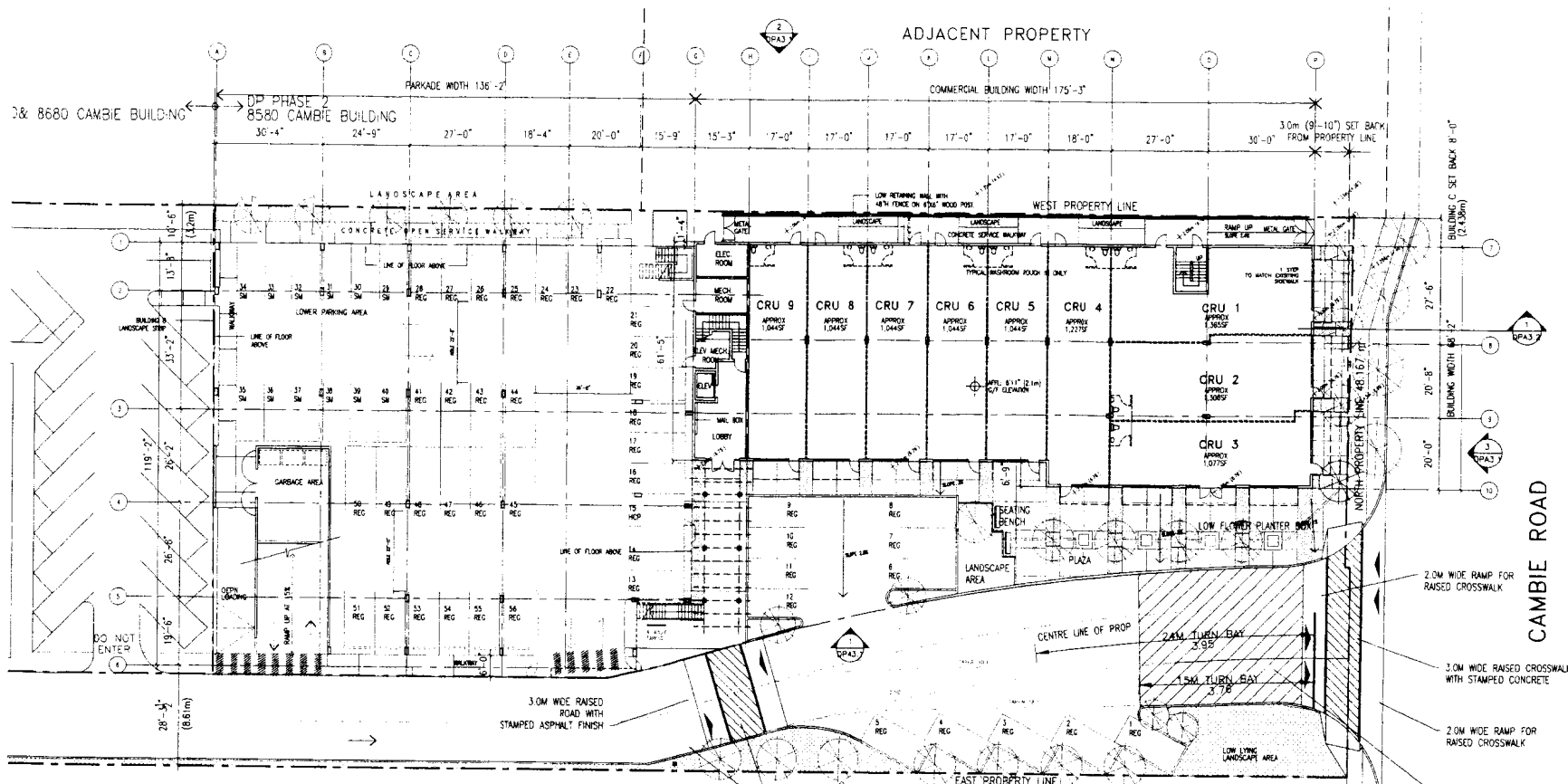
SITE DATA	FLOOR AREA & USES ANALYSIS	PROPOSED USES	PARKING CALCULATIONS																																																				
<p>LEGAL DESCRIPTION LOT 13, SECTION 33 OF 5-6 BCP 7960</p> <p>CIVIC ADDRESS 8580 CAMBIE ROAD, RICHMOND</p> <p>SITE AREA AREA B = APPROX 8922 SM (96,038 SF) AREA A = APPROX 4712 SM (50,721 SF) TOTAL SITE = APPROX 13,634 SM (146,760 SF)</p> <p>ZONING PROPOSED CD ZONING (UNDER REZONING APPLICATION)</p> <p>CD/163</p>	<p>8580 CAMBIE BUILDING FLOOR AREA</p> <p>MAIN FLOOR: 11,231 S.F. 2ND FLOOR: 11,270 S.F. TOTAL: 22,501 S.F.</p> <p>FAR: TOTAL FLOOR AREA / SITE AREA 22,501 / 50,721 = 44.3%</p> <p>SITE COVERAGE: BUILDING AREA / SITE AREA (11,270 + 13,966) / 60,046 = 49.9%</p> <p>50,721 = 49.8%</p>	<p>8580 CAMBIE BUILDING MAIN FLOOR AREA BREAKDOWN:</p> <p>10,867 S.F. RETAIL (GROUP E) (INCLUDING LOBBY AND STAIR) 364 S.F. M/E SERVICE 11,231 S.F.</p> <p>2ND FLOOR AREA BREAKDOWN:</p> <p>8,870 S.F. OFFICE (GROUP D) 2,400 S.F. EDUCATIONAL USE (GROUP A) (INC. LOBBY, STAIR AND WASHROOMS) 11,270 S.F.</p> <p>22,501 S.F. TOTAL FLOOR AREA</p> <p>BUILDING PARKADE MAIN FLOOR 13,966 S.F. OPEN PARKADE (GROUP F2)</p>	<p>PARKING SUMMARY BYLAW REQUIREMENT AND PEAK PARKING (BY MAJOR CALCULATION BASED ON HAMILTON ASSOCIATES TRAFFIC REPORT TABLE 4.1 AND TABLE 4.4)</p> <table border="1"> <thead> <tr> <th>LAND USE</th> <th>GROSS FLOOR AREA (SQ FT)</th> <th>BYLAW REQUIREMENT PARKING SPACES</th> <th>NUMBER OF PARKING SPACES REQUIRED</th> </tr> </thead> <tbody> <tr> <td>OFFICE</td> <td>36,524</td> <td>4 PER 1,074 SF</td> <td>136</td> </tr> <tr> <td>WAREHOUSE</td> <td>18,422</td> <td>1 PER 1,074 SF</td> <td>17</td> </tr> <tr> <td>RETAIL</td> <td>10,867</td> <td>4 PER 1,074 SF</td> <td>41</td> </tr> <tr> <td>EDUCATIONAL</td> <td>7,200</td> <td>2 PER CLASSROOM</td> <td>36</td> </tr> <tr> <td>TOTAL</td> <td>73,013</td> <td></td> <td>230</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th rowspan="2">BUILDING</th> <th rowspan="2">LAND USE</th> <th colspan="3">NUMBER OF PARKING SPACES</th> </tr> <tr> <th>BYLAW REQUIREMENT</th> <th>PEAK PARKING DEMAND</th> <th>PARKING SUPPLY</th> </tr> </thead> <tbody> <tr> <td>8680</td> <td>OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS</td> <td>73</td> <td>65</td> <td>71</td> </tr> <tr> <td>8600</td> <td>OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS</td> <td>72</td> <td>65</td> <td>52</td> </tr> <tr> <td>8580</td> <td>OFFICE, RETAIL AND EDUCATIONAL INSTITUTIONS</td> <td>85</td> <td>81</td> <td>98</td> </tr> <tr> <td colspan="2">TOTAL BY VARIANCE</td> <td>230</td> <td>212</td> <td>221</td> </tr> </tbody> </table>	LAND USE	GROSS FLOOR AREA (SQ FT)	BYLAW REQUIREMENT PARKING SPACES	NUMBER OF PARKING SPACES REQUIRED	OFFICE	36,524	4 PER 1,074 SF	136	WAREHOUSE	18,422	1 PER 1,074 SF	17	RETAIL	10,867	4 PER 1,074 SF	41	EDUCATIONAL	7,200	2 PER CLASSROOM	36	TOTAL	73,013		230	BUILDING	LAND USE	NUMBER OF PARKING SPACES			BYLAW REQUIREMENT	PEAK PARKING DEMAND	PARKING SUPPLY	8680	OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS	73	65	71	8600	OFFICE, WAREHOUSE AND EDUCATIONAL INSTITUTIONS	72	65	52	8580	OFFICE, RETAIL AND EDUCATIONAL INSTITUTIONS	85	81	98	TOTAL BY VARIANCE		230	212	221
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PROJECT TITLE
PROPOSED COMMERCIAL
DEVELOPMENT AT
8580 CAMBIE ROAD
RICHMOND BC

DRAWING TITLE
MASTER LAYOUT
DEVELOPMENT
SUMMARY

PLAN #2 MAR 29 2006
DP 03249671

SCALE	DRAWING NO
N/A	DP1.2
DATE: 03/29/06	
DATE: 03/29/06	



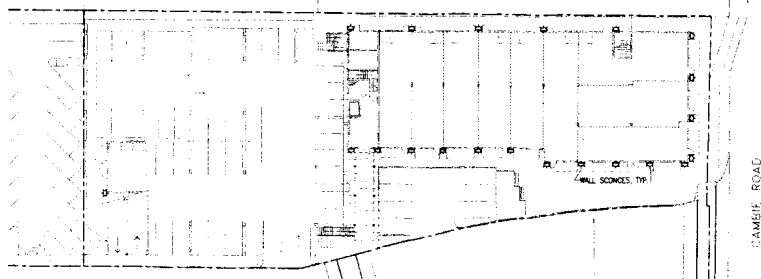
GROUND FLOOR PLAN
1/16" TO 10"

GROSS FLOOR AREA AT G/F

RETAIL AREA (LEASEABLE)	10,195SF
LOBBY AND STAIR AREA	672SF
ELEC/MECH SERVICE AREA	364SF
TOTAL GROSS FLOOR AREA	11,231SF

PARKING CALCULATION AT G/F

REGULAR PARKING	43	TYPICAL REGULAR PARKING	18.05 X 8.5 (6.3M X 2.6M)
SMALL SIZE PARKING	12	TYPICAL SMALL PARKING	16.4 X 7.9 (5M X 2.4M)
HCP PARKING	1	TYPICAL DISABLED PARKING	18.05 X 12.14 (5.6M X 3.7M) MIN
TOTAL PARKING	56		



LIGHTING LEGEND

201-726-8888
Richmond, BC V6V 1K2
Fax: (604) 879-8632

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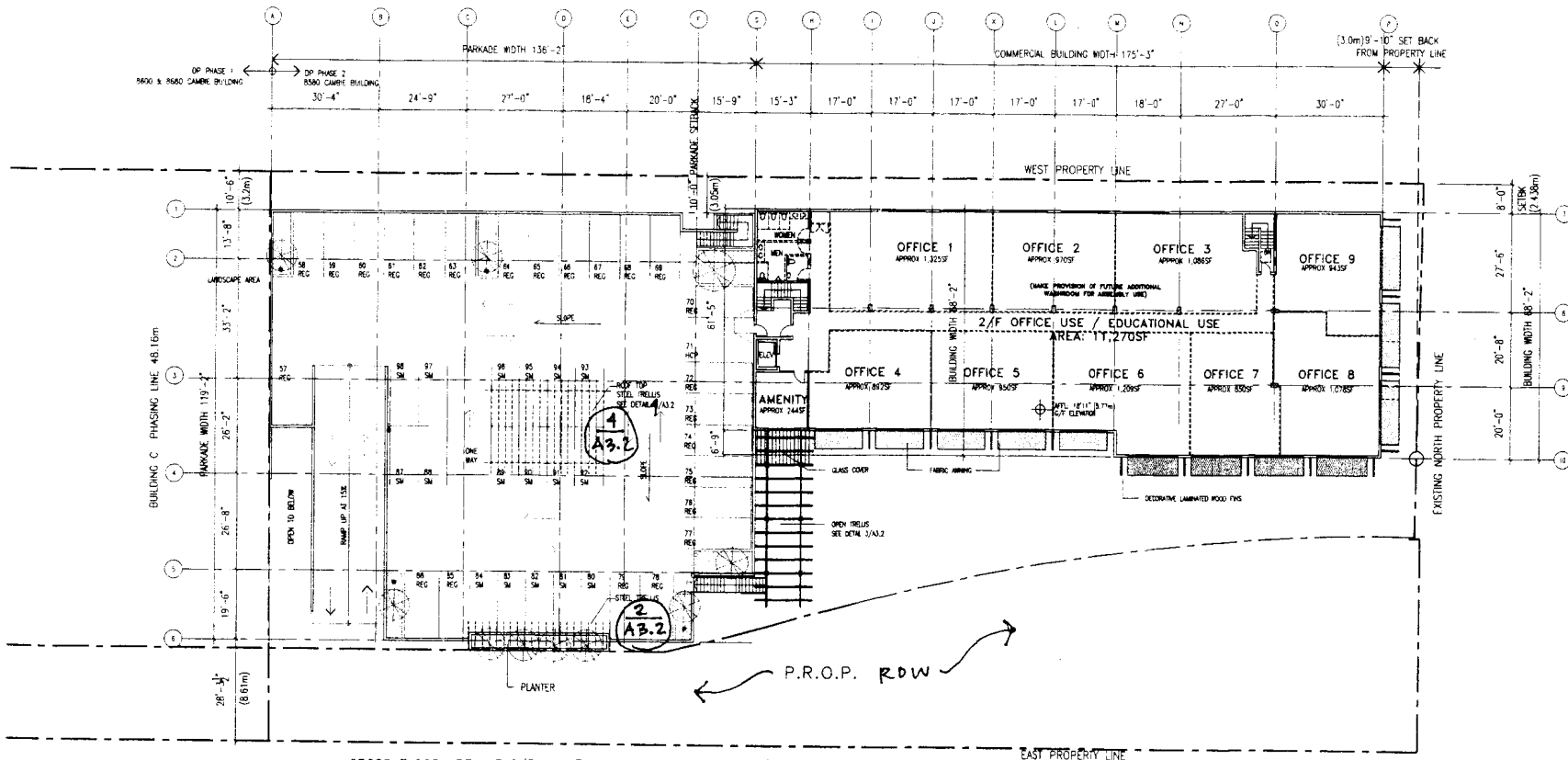
PROJECT TITLE
PROPOSED COMMERCIAL DEVELOPMENT AT 8580 CAMBIE ROAD RICHMOND BC (8580 CAMBIE BUILDING)

DRAWING TITLE
GROUND FLOOR PLAN 1F LIGHTING PLAN

DP03249671

PLAN # 3 MAR 29 2006

DO NOT SCALE DRAWING
SCALE: 1/16" TO 11'-0"
DATE: OCT 19, 04
DRAWING NO: **DP A2.1**



1 SECOND FLOOR PLAN
1/16" TO 1'0"

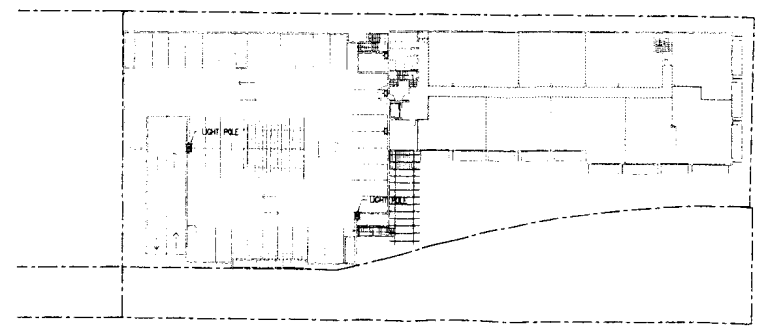
GROSS FLOOR AREA AT 2/F

OFFICE & EDUCATIONAL AREA (LEASEABLE)	9,302SF
LOBBY, CORRIDOR AND STAIR AREA	1,411SF
WASHROOM / SERVICE AREA	313SF
AMENITY	244SF
TOTAL GROSS FLOOR AREA	11,270SF

PARKING CALCULATION AT 2/F

REGULAR PARKING	24	TYPICAL REGULAR PARKING	18.05'x8.5'(15.5Mx2.6M)
SMALL SIZE PARKING	17	TYPICAL SMALL PARKING	16.4'x7.9'(5Mx2.4M)
HCP PARKING	1	TYPICAL DISABLED PARKING	18.05'x12.14'(5.5Mx3.7M) MIN
TOTAL PARKING	42		

2 SECOND FLOOR LIGHTING PLAN



LIGHTING LEGEND

⊙	EXTERIOR WALL SCONCE
⊞	POLE-MOUNT LIGHTS

PLAN # 4 MAR 29 2006
DP 03249671

201-788-8828 BC Avenue
Richmond, BC V6V 1W6
Fax: (604) 379-8822

REVISION: B.C.
201-788-8828
Combo

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PROJECT TITLE	PROPOSED COMMERCIAL DEVELOPMENT AT 8580 CAMBIE ROAD RICHMOND BC (8580 CAMBIE BUILDING)
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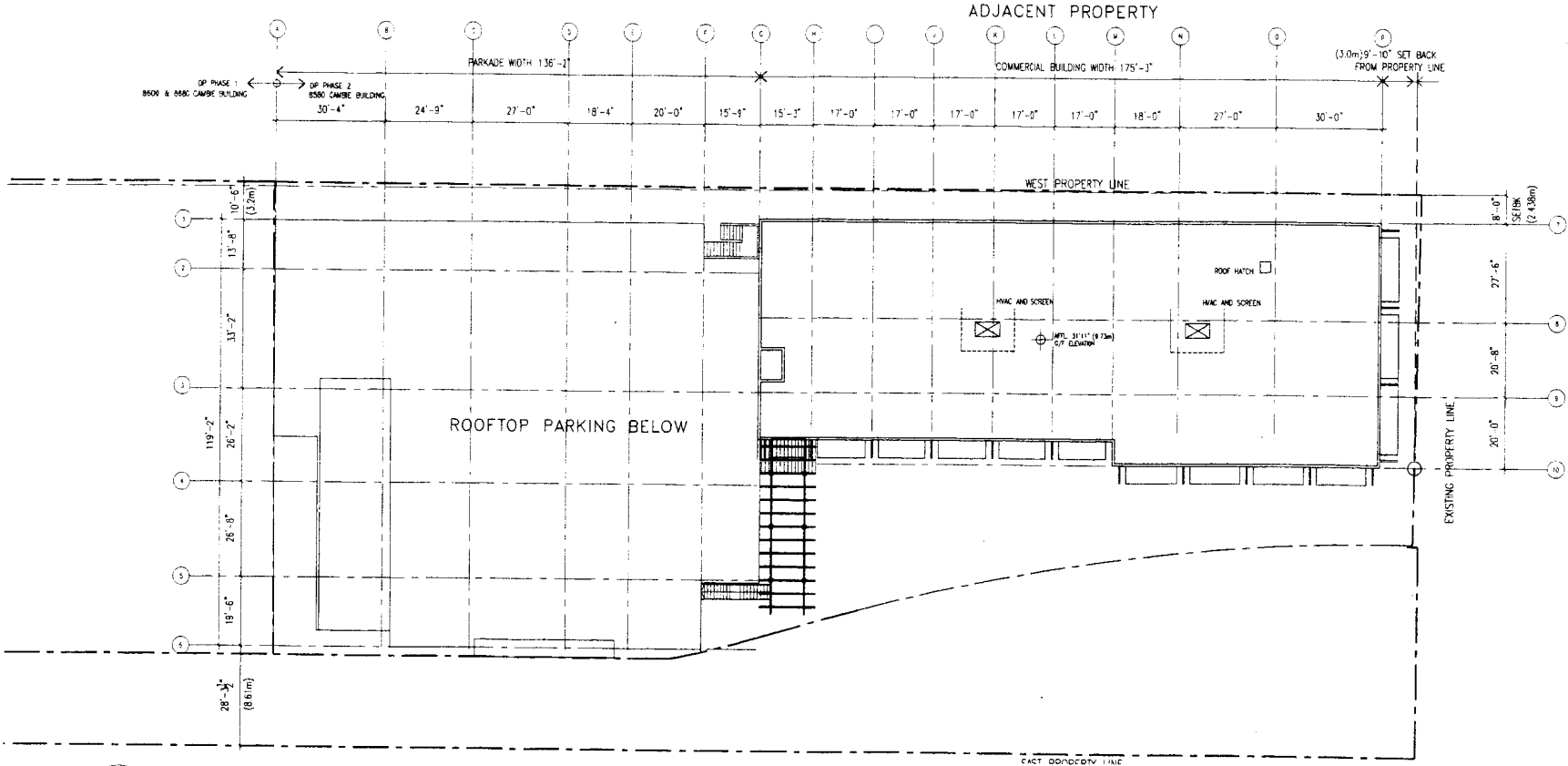
DRAWING TITLE	2/F PLAN
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DRAWING NO.	DPA2.2

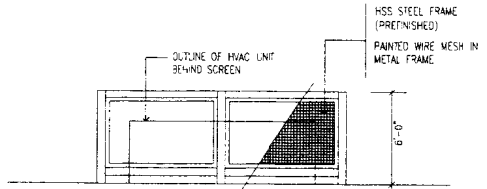
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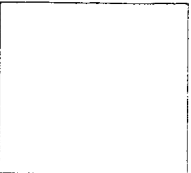


1 ROOF PLAN (PHASE 3)
 1/16" TO 1'0"



2 ROOF HVAC SCREEN

ISSUED: DECEMBER 07, 2004	
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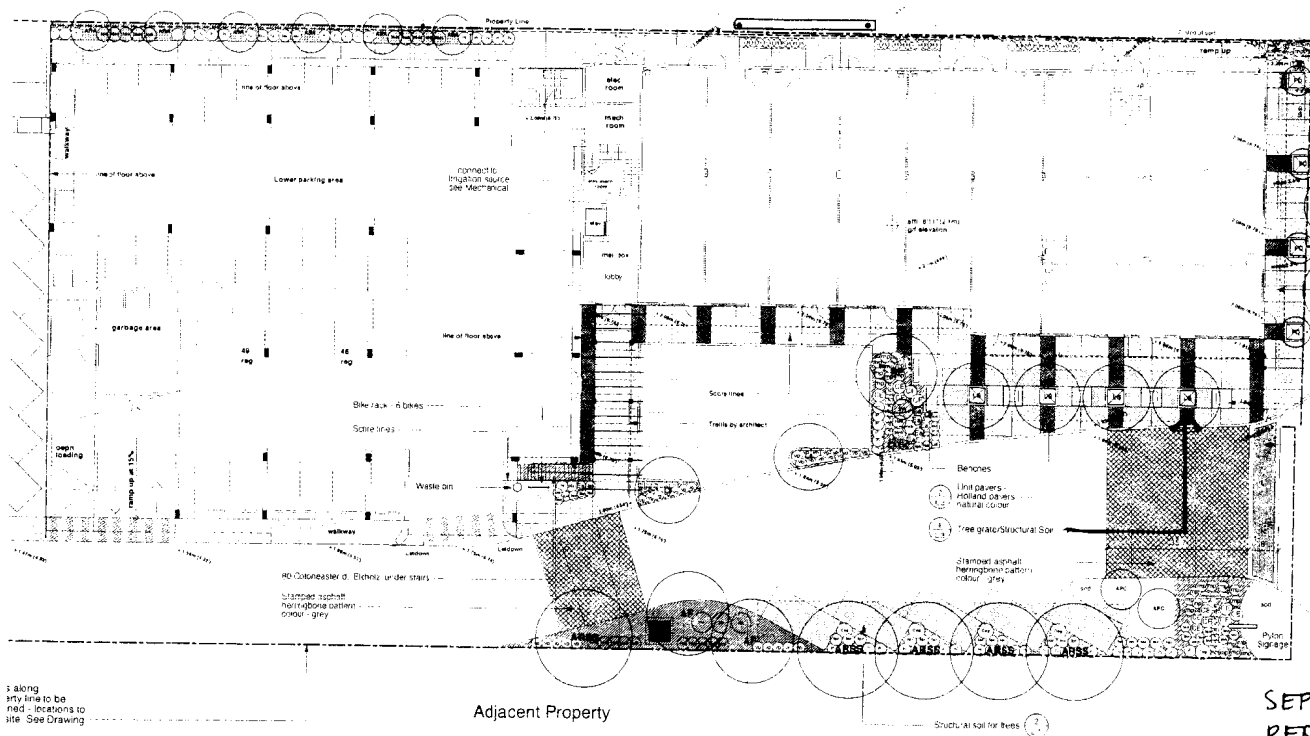


PROJECT TITLE
 PROPOSED COMMERCIAL
 DEVELOPMENT AT
 8580 CAMBIE ROAD
 RICHMOND BC
 (8580 CAMBIE BUILDING)

DRAWING TITLE
 ROOF PLAN

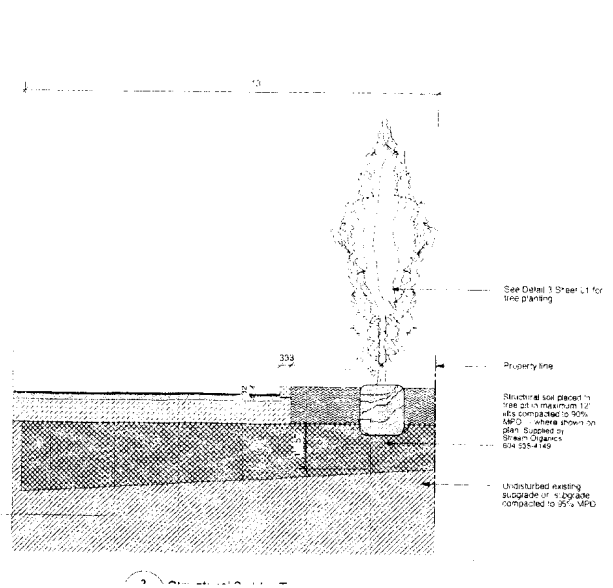
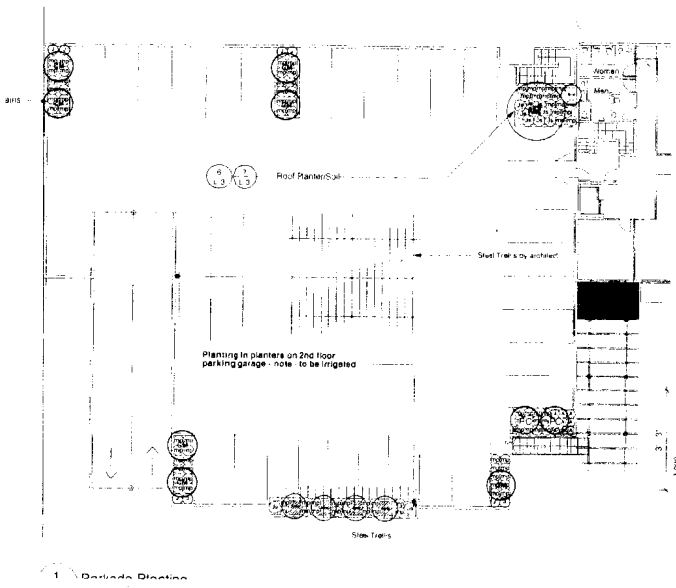
PLAN # 85 MAR 29 2006
 DP 03010671

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DATE 02/15/04	DPA2.3



QUAN	CODE	BOTANICAL NAME	COMMON NAME	SIZE/CAL	ROOT
TREES					
Replacement Trees 1	401	Acer glaberrimus 'Crimson' (Crimson Maple)	Calloway Maple	120cm cal	400
Replacement Trees 2	404	Acer rubrum 'Armstrong' (Armstrong Maple)	Armstrong Maple	120cm cal	500
Replacement Trees 2	403	Acer rubrum 'Spartan' (Spartan Maple)	Maple	100cm cal	500
Replacement Trees 2	402	Aspidistra filix (Aspidistra)	Aspidistra	100cm cal	500
Replacement Trees 2	403	Chamaecyparis (Chamaecyparis)	Chamaecyparis	200cm cal	1000
Replacement Trees 2	404	Fagus sylvatica 'Dawynt' (Dawynt)	Red Oak	100cm cal	500
Replacement Trees 2	405	Ligustrum sinense (Ligustrum)	Ligustrum	100cm cal	500
Replacement Trees 2	406	Manisuris 'Columbus' (Columbus)	Manisuris	100cm cal	500
Replacement Trees 2	407	Platanus occidentalis (Platanus)	Platanus	100cm cal	500
Replacement Trees 2	408	Quercus (Quercus)	Quercus	100cm cal	500
SHRUBS					
1	409	Abutilon (Abutilon)	Abutilon	200cm cal	500
1	410	Azalea (Azalea)	Azalea	200cm cal	500
1	411	Buddleia (Buddleia)	Buddleia	200cm cal	500
1	412	Camellia (Camellia)	Camellia	200cm cal	500
1	413	Conium (Conium)	Conium	200cm cal	500
1	414	Eucalyptus (Eucalyptus)	Eucalyptus	200cm cal	500
1	415	Euonymus (Euonymus)	Euonymus	200cm cal	500
1	416	Genipa (Genipa)	Genipa	200cm cal	500
1	417	Hamamelis (Hamamelis)	Hamamelis	200cm cal	500
1	418	Hydrangea (Hydrangea)	Hydrangea	200cm cal	500
1	419	Malus (Malus)	Malus	200cm cal	500
1	420	Philadelphus (Philadelphus)	Philadelphus	200cm cal	500
1	421	Prunella (Prunella)	Prunella	200cm cal	500
1	422	Rosa (Rosa)	Rosa	200cm cal	500
1	423	Spiraea (Spiraea)	Spiraea	200cm cal	500
1	424	Taxus (Taxus)	Taxus	200cm cal	500
1	425	Thuja (Thuja)	Thuja	200cm cal	500
1	426	Viburnum (Viburnum)	Viburnum	200cm cal	500
GROUND COVERS - VINES					
1	427	Conium (Conium)	Conium	200cm cal	500
1	428	Hydrangea (Hydrangea)	Hydrangea	200cm cal	500
1	429	Malus (Malus)	Malus	200cm cal	500
1	430	Philadelphus (Philadelphus)	Philadelphus	200cm cal	500
1	431	Rosa (Rosa)	Rosa	200cm cal	500
1	432	Spiraea (Spiraea)	Spiraea	200cm cal	500
1	433	Taxus (Taxus)	Taxus	200cm cal	500
1	434	Thuja (Thuja)	Thuja	200cm cal	500
1	435	Viburnum (Viburnum)	Viburnum	200cm cal	500
LANDSCAPE NOTES					
1. All landscape plantings shall be installed in accordance with the following:					
2. All landscape plantings shall be installed in accordance with the following:					
3. Root balls to be free of pernicious weeds.					
4. Top soil for use for planting shall be tested for pH, salt, and nutrient levels, and recommended fertilizer and amendments shall be applied to the soil prior to planting. The fertilizer shall be applied to the soil prior to planting. The fertilizer shall be applied to the soil prior to planting.					
5. Fertilizer shall be applied to the soil prior to planting. The fertilizer shall be applied to the soil prior to planting.					
6. Landscape Contractor to provide 15 days of maintenance for the installation of the landscape. The Contractor shall provide a written report of the maintenance work.					
7. Protection of existing trees to remain shall be provided by the Contractor. The Contractor shall provide a written report of the protection work.					

SEPARATE PERMIT
REQUIRED FOR SIGNAGE



KEY	DESCRIPTION
[Symbol]	Structural soil - see Detail 2 Sheet 1 or Detail 4 Sheet 10
[Symbol]	Unit pavers - Holland herringbone pattern - natural colour
[Symbol]	Unit pavers - Holland herringbone pattern - 50mm - granite colour
[Symbol]	Blanket Asphalt - interlocking pattern - Colour Grey
[Symbol]	Blue rack - Dineby Foundry ER1 - black powder coat finish - vandal proof fittings - 60mm depth
[Symbol]	Black rack - Dineby Foundry ER2 - black powder coat finish - vandal proof fittings
[Symbol]	Wastebasket - Dineby Foundry TR4 - black powder coat finish - vandal proof fittings
[Symbol]	Tree grate - Dineby Foundry SB-49 - cast iron frame A

PERMANENT IRRIGATION SYSTEM
TO BE PROVIDED FOR LANDSCAPING
WORKS IN CITY BLVD AND
PROP ROW UNDER SEPARATE
SERVICING AGREEMENT

6A
PLAN # ~~4A~~ MAR 29 2006
DP 03249671

NO.	REVISION
11/05/03	General revision
12/07/03	Revised by the client
1/30/04	Issue for Review
4/21/04	DP submission
7/28/04	AP submission
4/23/05	DP submission
4/19/05	Issue for review
7/27/05	DP submission
7/12/04	DP submission
2/11/04	Issue for review
11/19/03	Issue for review prior to start
2/25/03	Issue for RFP
8/25/03	Issue for Review
2/25/03	Issue for Review
2/25/03	Issue for DP

Revisions

Jonathan Losse Ltd
Landscape Architecture

102-1861 West 2nd Avenue
Vancouver, B.C. V6L 1T6
Tel: 604-271-1003 Fax: 604-271-1002
E: jon@losse.ca

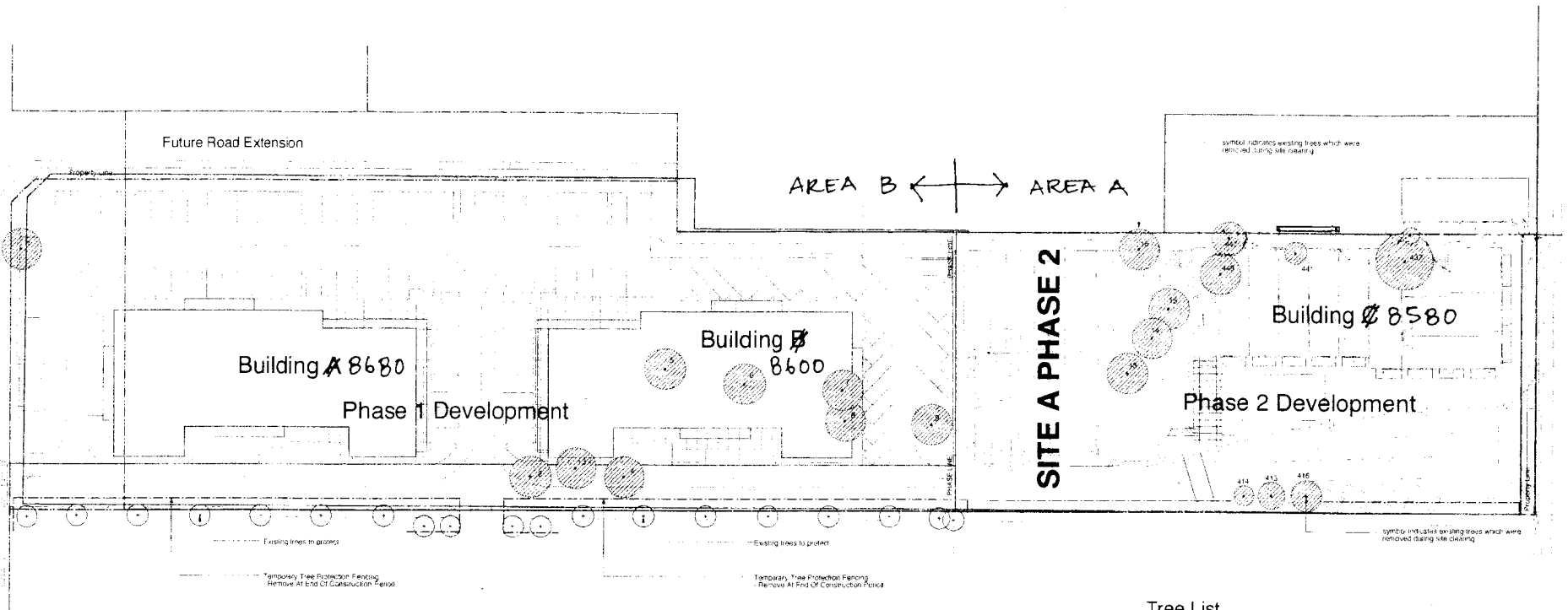
Office Development

8540 Cambie Road Parcel C,
Richmond, B.C.

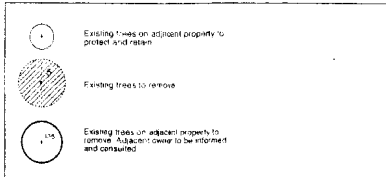
Sheet File

Landscape
Planting Plan

Scale
1/8" = 1'-0"



Key



Replacement Plant List PHASE 2

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE/CAL	ROOT
2	APC	Acer palmatoides 'Columbiana Compacta'	Columbiana Maple	10cm cal	SB&B
6	ARA	Acer rubrum 'Armstrong'	Armstrong Maple	10cm cal	SB&B
5	APS	Acer rubrum 'Scarlet Sentinel'	Maple	10cm cal	SB&B
2	RF	Rosa rugosa	Yellow Rosehip	10cm cal	SB&B
6	LC	Liquidambar styraciflua	Sweet Gum	10cm cal	H&P
1	PP	Platanus occidentalis	Plane Tree	10cm cal	SB&B
22	TOTAL REPLACEMENT PLANTS				

Note: see Drawing 2004-42 Landscape Plan L1 PHASE 2 for locations of trees in the plan

Tree List

Trees noted in bold type are to remain on site. Install tree protection fencing to protect existing trees where indicated. Temporary trees are provided by construction and are to be removed. Refer to Tree Survey plan submitted by Watson + Hayward.

Location	Tree #	Tree Name	Size	Health	Action
Phase 2	414	414	1.5m	SB&B	Remove
Phase 2	415	415	1.5m	SB&B	Remove
Phase 2	416	416	1.5m	SB&B	Remove
Off-site Phase 2	417	417	1.5m	SB&B	Remove
Off-site Phase 2	418	418	1.5m	SB&B	Remove
Off-site Phase 2	419	419	1.5m	SB&B	Remove
Off-site Phase 2	420	420	1.5m	SB&B	Remove
Off-site Phase 2	421	421	1.5m	SB&B	Remove
Off-site Phase 2	422	422	1.5m	SB&B	Remove
Off-site Phase 2	423	423	1.5m	SB&B	Remove
Off-site Phase 2	424	424	1.5m	SB&B	Remove
Off-site Phase 2	425	425	1.5m	SB&B	Remove
Off-site Phase 2	426	426	1.5m	SB&B	Remove
Off-site Phase 2	427	427	1.5m	SB&B	Remove
Off-site Phase 2	428	428	1.5m	SB&B	Remove
Off-site Phase 2	429	429	1.5m	SB&B	Remove
Off-site Phase 2	430	430	1.5m	SB&B	Remove
Off-site Phase 2	431	431	1.5m	SB&B	Remove
Off-site Phase 2	432	432	1.5m	SB&B	Remove
Off-site Phase 2	433	433	1.5m	SB&B	Remove
Off-site Phase 2	434	434	1.5m	SB&B	Remove
Off-site Phase 2	435	435	1.5m	SB&B	Remove
Off-site Phase 2	436	436	1.5m	SB&B	Remove
Off-site Phase 2	437	437	1.5m	SB&B	Remove
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Off-site Phase 2	441	441	1.5m	SB&B	Remove
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Off-site Phase 2	448	448	1.5m	SB&B	Remove
Off-site Phase 2	449	449	1.5m	SB&B	Remove
Off-site Phase 2	450	450	1.5m	SB&B	Remove
Off-site Phase 2	451	451	1.5m	SB&B	Remove
Off-site Phase 2	452	452	1.5m	SB&B	Remove
Off-site Phase 2	453	453	1.5m	SB&B	Remove
Off-site Phase 2	454	454	1.5m	SB&B	Remove
Off-site Phase 2	455	455	1.5m	SB&B	Remove
Off-site Phase 2	456	456	1.5m	SB&B	Remove
Off-site Phase 2	457	457	1.5m	SB&B	Remove
Off-site Phase 2	458	458	1.5m	SB&B	Remove
Off-site Phase 2	459	459	1.5m	SB&B	Remove
Off-site Phase 2	460	460	1.5m	SB&B	Remove
Off-site Phase 2	461	461	1.5m	SB&B	Remove
Off-site Phase 2	462	462	1.5m	SB&B	Remove
Off-site Phase 2	463	463	1.5m	SB&B	Remove
Off-site Phase 2	464	464	1.5m	SB&B	Remove
Off-site Phase 2	465	465	1.5m	SB&B	Remove
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Off-site Phase 2	467	467	1.5m	SB&B	Remove
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Off-site Phase 2	469	469	1.5m	SB&B	Remove
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Off-site Phase 2	471	471	1.5m	SB&B	Remove
Off-site Phase 2	472	472	1.5m	SB&B	Remove
Off-site Phase 2	473	473	1.5m	SB&B	Remove
Off-site Phase 2	474	474	1.5m	SB&B	Remove
Off-site Phase 2	475	475	1.5m	SB&B	Remove
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Off-site Phase 2	477	477	1.5m	SB&B	Remove
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Off-site Phase 2	480	480	1.5m	SB&B	Remove
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Off-site Phase 2	485	485	1.5m	SB&B	Remove
Off-site Phase 2	486	486	1.5m	SB&B	Remove
Off-site Phase 2	487	487	1.5m	SB&B	Remove
Off-site Phase 2	488	488	1.5m	SB&B	Remove
Off-site Phase 2	489	489	1.5m	SB&B	Remove
Off-site Phase 2	490	490	1.5m	SB&B	Remove
Off-site Phase 2	491	491	1.5m	SB&B	Remove
Off-site Phase 2	492	492	1.5m	SB&B	Remove
Off-site Phase 2	493	493	1.5m	SB&B	Remove
Off-site Phase 2	494	494	1.5m	SB&B	Remove
Off-site Phase 2	495	495	1.5m	SB&B	Remove
Off-site Phase 2	496	496	1.5m	SB&B	Remove
Off-site Phase 2	497	497	1.5m	SB&B	Remove
Off-site Phase 2	498	498	1.5m	SB&B	Remove
Off-site Phase 2	499	499	1.5m	SB&B	Remove
Off-site Phase 2	500	500	1.5m	SB&B	Remove

6B
 PLAN #4B MAR 29 2006
 DP 03249671

Totals: Replacement: Trees required = (Totals removed x 2)
 PHASE 1: 5 trees removed x 2 = 10 replaced trees required
 PHASE 2: 24 trees removed x 2 = 48 replaced trees required

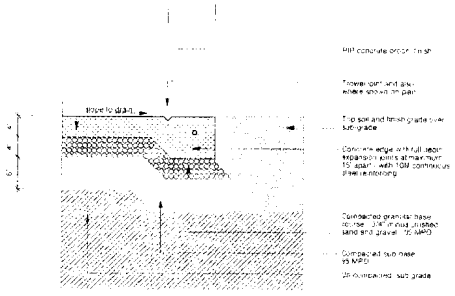
11/05/06	DP re-submission	
11/06/06	Comments received	
11/17/06	Revised as per AUP comments	
02/16/07	DP re-submission	
7/29/07	BP submission	
4/22/08	DP re-submission	
4/22/08	Issue for review	
7/2/08	DP re-submission	
7/2/08	DP re-submission	
7/2/08	Issue for review	
11/09/08	Issue for review (stage 1) to DP	
2/05/09	Issue for DP	
6/05/09	Issue for Review	
2/05/10	Issue for Review	
2/04/10	Issue for DP	

Revisions:
Jonathan Losee Ltd.
 Landscape Architecture
 4257 W. 54th Avenue
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 Ph. 609-1001 Fax 609-0470

Office Development
 8580 Cambie Road Parcel C,
 Richmond, B.C.

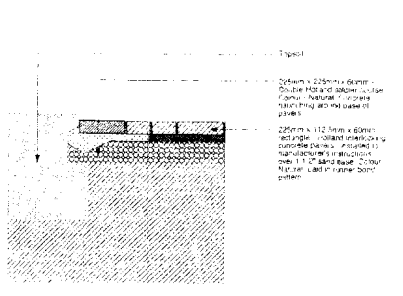
Sheet Title
Survey of Existing Trees

Scale



1. Concrete on top finish
 2. Three cent and six cent above on plan
 3. Top soil and finishing grade over sub grade
 4. Concrete edge of full depth sidewalk joints at max 10m to start with 10M continuous reinforcement
 5. Compacted granular base concrete 150mm (6") thick and 20 MPa
 6. Compacted sub base 15 MPa
 7. 200mm (8") sub grade

1 Concrete Sidewalk
 L-3 Scale 1:10'

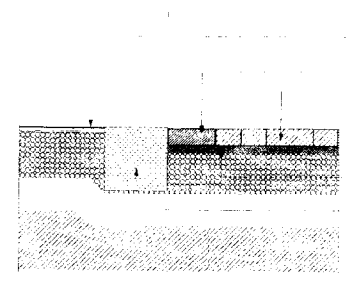


1. 25mm x 225mm x 60mm
 Double natural colour
 2. 25mm x 112mm x 60mm
 Double natural colour
 3. 25mm x 112mm x 60mm
 Double natural colour
 4. 100mm (4") bedding
 5. 150mm (6") sub base
 6. 200mm (8") sub grade

2 60mm Unit Pavers - Sidewalk
 L-3 Scale 1:10'

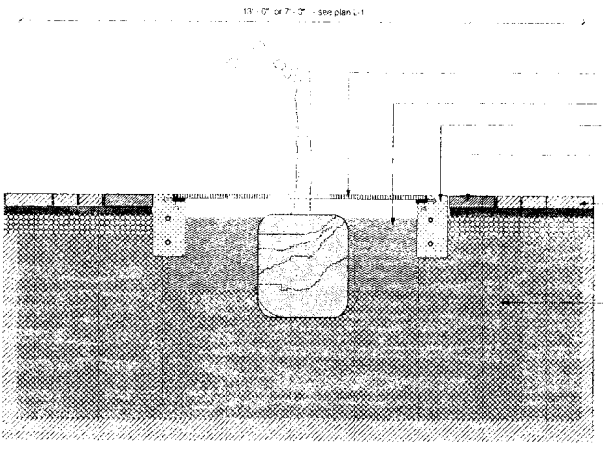


Plan

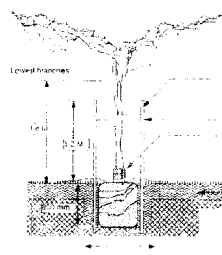


1. 25mm x 225mm x 80mm
 Double natural colour
 2. 25mm x 112mm x 80mm
 Double natural colour
 3. 25mm x 112mm x 80mm
 Double natural colour
 4. 100mm (4") bedding
 5. 150mm (6") sub base
 6. 200mm (8") sub grade

3 80mm Unit Pavers - Road
 L-3 Scale 1:10'



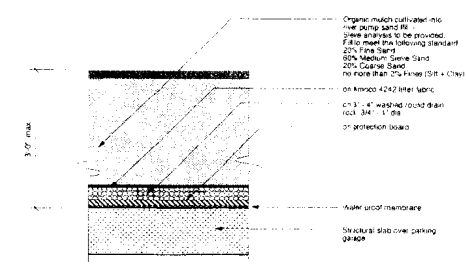
1. 25mm x 225mm x 60mm
 Double natural colour
 2. 25mm x 112mm x 60mm
 Double natural colour
 3. 25mm x 112mm x 60mm
 Double natural colour
 4. 100mm (4") bedding
 5. 150mm (6") sub base
 6. 200mm (8") sub grade



Tree trunks to be aligned parallel to drive walk (not perpendicular) to 10mm diameter stakes 2 to 3m apart at 120mm (4") intervals and 800mm (26") high to prevent people from walking on the stakes (200mm (8") high in round).
 100mm wide canvas burlap in figure 8 pattern attached to trees with string or elastic. Place glue over burlap with 100mm (4") intervals.
 All tree trunks to be wrapped in 100mm (4") diameter of burlap. Use 100mm (4") diameter of burlap. Use 100mm (4") diameter of burlap. Use 100mm (4") diameter of burlap.
 All tree trunks to be wrapped in 100mm (4") diameter of burlap. Use 100mm (4") diameter of burlap. Use 100mm (4") diameter of burlap.
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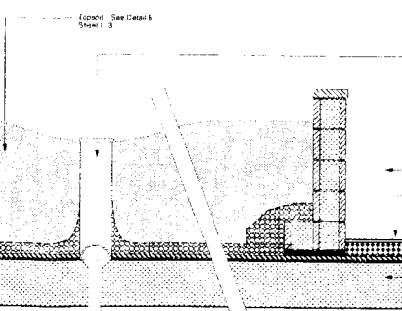
4 Tree Grate/Structural Soil
 L-3 Scale 1:10'

5 Planting Detail
 L-3 Not to Scale

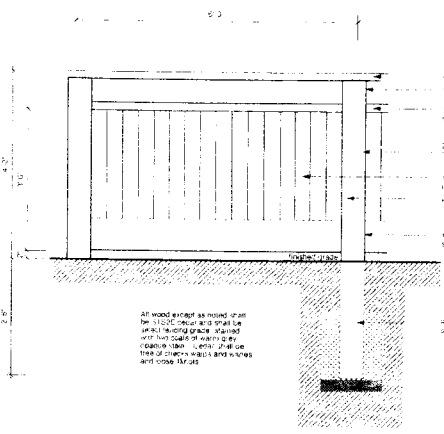


Original match cut water into river dump sand fill. 20% Fine Sand. 80% Medium to Fine Sand. 20% Coarse Sand. no more than 3% fines (30% + clay). on Arisno 4242 liner fabric. on 3" x 4" washed round drain rock. 300mm (12") on protection board.

6 Soil Installation over Slab
 L-3 Scale 3/4"=1'-0"



7 Parkade Roof Planters
 L-3 Scale 3/4"=1'-0"



1. 2" x 4" PT. Hemlock
 2. 2" x 4" PT. Cedar
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 99. 2" x 4" PT. Cedar
 100. 2" x 4" PT. Cedar

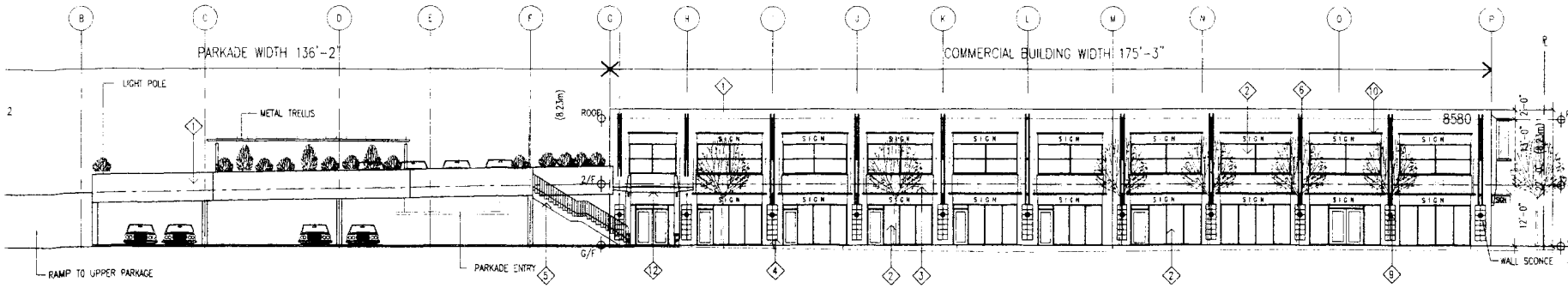
8 Fence
 L-3 Scale 3/4"=1'-0"

1/10/06	DP re-submission	
1/18/06	DP re-submission	
1/17/06	Revised as per N.P. comments	
1/12/06	Issue for Review	
1/21/06	DP re-submission	
1/20/06	DP re-submission	
4/20/05	DP re-submission	
4/13/05	Issue 1 review	
7/22/05	DP re-submission	
7/12/04	DP re-submission	
2/11/04	Issue for review	
1/19/03	Issue for review prior to open	
28/09/03	Issue for DP	
05/09/03	Issue for Review	
20/05/00	Issue for Review	
23/04/00	Issue for DP	

Jonathan Losee Ltd
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 1107-1561 West 2nd Avenue
 Vancouver, B.C. V6E 3H3
 Ph: 604-681-1000 Fax: 604-681-1012
 E-Mail: jon@jonlosee.net

Office Development
 8580 Cambie Road Parcel C,
 Richmond, B.C.
 Sheet Title
 Details
 Scale

6C
 PLAN # 4E
 MAR 29 2006
 DP 03249671

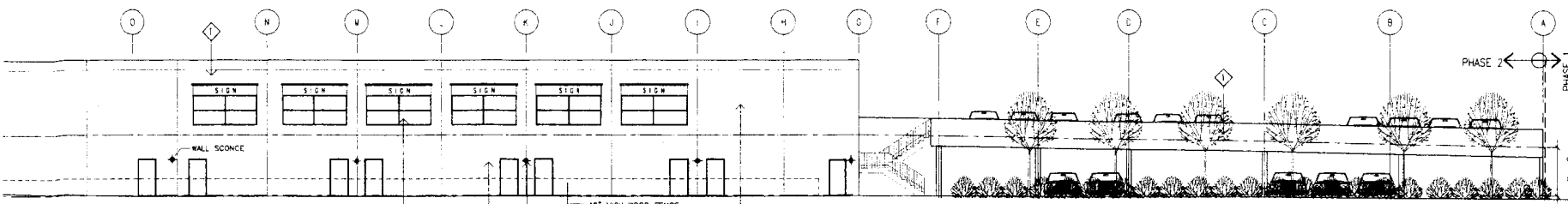


EAST ELEVATION

3/32" TO 1/0"

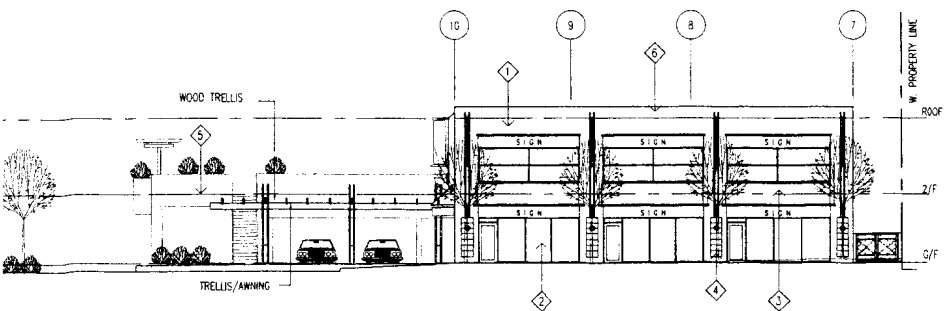
MATERIAL LEGEND:

- 1 PAINTED TILT-UP CONCRETE PANEL WITH REVEALS
- 2 ALUMINUM WINDOWS AND DOORS
- 3 FABRIC AWNINGS
- 4 SLATE INSETS
- 5 STAINLESS STEEL HANDRAIL
- 6 DECORATIVE LAMINATED WOOD FINS
- 7 SIGNAGE
- 8 OFFICE ENTRY GLASS CANOPY
- 9 EXTERIOR LIGHTS
- 10 3X10 WOOD FINIS
- 11 PAINT TO MATCH EXISTING PHASE 1 BUILDINGS
- 12 WOOD TRELLIS



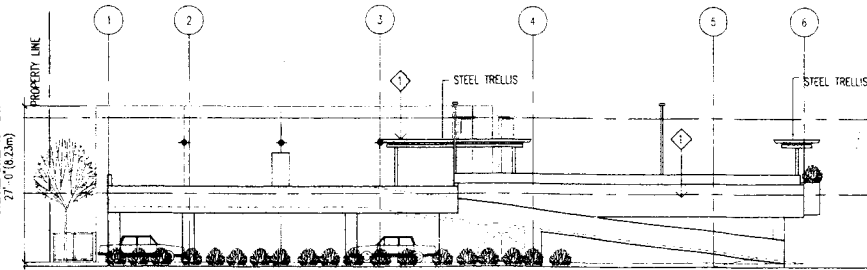
WEST ELEVATION

3/32" TO 1/0"



NORTH ELEVATION

3/32" TO 1/0"



SOUTH ELEVATION

3/32" TO 1/0"

30-188 West Rd. Surrey
 Vancouver BC V4W 1G6
 Tel: (604) 875-8857

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DATE	REVISIONS
12/01/04	1
12/01/04	2
12/01/04	3
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12/01/04	5
12/01/04	6
12/01/04	7
12/01/04	8
12/01/04	9
12/01/04	10
12/01/04	11
12/01/04	12

PROJECT TITLE
PROPOSED COMMERCIAL DEVELOPMENT AT 8580 CAMBIE ROAD RICHMOND BC (8580 CAMBIE BUILDING)

DRAWING TITLE
ELEVATIONS

PLAN # ~~7~~ MAR 29 2006
 DP 03249671

SCALE	DRAWING NO.
1/16" TO 1'-0"	
SHEET	
3 OF 13 (4)	
JOB NO.	
04-09	

DPA.3.1

