



To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: October 6, 2005
File: DP 03-249328
Re: **Application by Chris Dikeakos Architects Inc. for a Development Permit at
8120 Lansdowne Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two 16-storey high-rises and a 9-storey mid-rise residential building containing a total of approximately 255 residential dwelling units with 416 parking spaces located in a 2 ½-storey parkade at 8120 Lansdowne Road on a site zoned Downtown Commercial District (C7); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Vary the residents parking from 383 to 365;
 - b) Vary the maximum height from 45 m to 47 m;
 - c) Vary some of the manoeuvring aisles from 7.5 m to 6.7 m; and
 - d) Permit tandem parking for 88 parking spaces.

Holger Burke
Acting Director of Development

CA:blg
Att.

Staff Report

Origin

Chris Dikeakos Architects Inc. has applied to the City of Richmond for permission to develop two 16-storey high-rises and a 9-storey mid-rise residential building containing a total of approximately 255 residential dwelling units with 416 parking spaces located in a 2 ½-storey parkade at 8120 Lansdowne Road on a site zoned Downtown Commercial District (C7). The site is currently vacant.

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, Lansdowne Road and Lansdowne Mall zoned Automobile-Oriented Commercial District (C6);
- To the east, existing one-storey commercial building with a pub and licensee retail store (licensee retail store is proposed to be relocated to 4651 No. 3 Road through RZ 05-298232) zoned Downtown Commercial District (C7);
- To the south, existing commercial development, with frontage onto Ackroyd Road, zoned Downtown Commercial District (C7); and
- To the west, existing commercial development, with frontage onto No. 3 Road, zoned Downtown Commercial District (C7).

Rezoning and Public Hearing Results

Rezoning was not required for this development as the site was already zoned Downtown Commercial District (C7).

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 City Centre Area Plan except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

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

- 1) Vary the residents parking from 383 to 365.

(This project was applied for in 2003 and has undergone several significant revisions including selling off a portion of the site to the adjoining neighbour to the south. Staff encouraged the applicant to pursue site consolidation of the adjacent land in order to create a viable development parcel at 8211 Ackroyd Road to the south of the development site. The sale of this land makes it difficult to provide additional parking on the subject site without the developer having to incur additional cost of an extra partial level of parkade and losing additional development density. The selling off a portion of the site to benefit the adjacent property owner has already reduced the achievable floor area ratio. Any further reduction of density could be considered a "hardship" on the applicant. In addition, the subject site is close to the B-Line on No. 3 Road and the future Richmond Airport Vancouver Rapid Transit. The variance of 18 residential parking spaces still provides a 1.43 residential parking space per dwelling unit ratio. The proposed development has 36 one-bedroom units, which, depending on the occupancy, might not actually require more than one (1) parking space for each one-bedroom unit. No variance is requested for visitors parking. The granting of this variance would not adversely impact visitors to the project. In consideration of the above reasons, staff support the proposed variance and are not seeking a contribution to the Transit Oriented Development fund).

- 2) Vary the maximum height from 45 m to 47 m.

(Staff support the proposed variance. Transport Canada was consulted and has no objection to the height variance. The proposed project includes a mid-rise building instead of three (3) towers to create a variety of building heights and articulation of the skyline. The height variance will not create adverse impact on the surrounding developments).

- 3.) Vary some of the manoeuvring aisles from 7.5 m to 6.7 m

(Staff support the proposed variance. The proposed reduction of the aisle width does not pose significant impact to vehicular manoeuvring and helps to achieve a more compact parkade plan. The proposed variance has been reviewed and approved by the City's Transportation Department and is a common variance approved by the City.)

- 4.) Permit tandem parking for 88 parking spaces

(Staff support the proposed variance. The proposed tandem arrangement maximizes the parking on this site. The project includes 217 units with 2 or more bedrooms. 44 (20.3%) of these units will be served by tandem parking, which still permits significant flexibility for parking for the remaining units. Transportation Department has reviewed the proposal and supports the tandem parking.)

Advisory Design Panel Comments

This project was presented to Advisory Design Panel on several occasions including December 3, 2003, June 23, 2004 and finally received unanimous support of the Panel on July 7, 2004. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the July meeting 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 two (2) proposed towers front Lansdowne Road with a L-shaped mid-rise building that steps down from seven-storeys to three-storeys over the parkade at the southeast corner of the site. This configuration was proposed to maximize sun penetration into the landscaped podium and to create a variety of skyline for this project.
- A minimum of 24 m separation between the proposed towers and 44.5 m separation to the existing adjacent residential towers to the east have been provided to minimize visual impact on the surrounding sites.
- The applicant has submitted a development concept demonstrating that the proposed towers would not negatively impact the development potential of adjacent sites.
- A 0 m setback is proposed for the parking podium along the common boundary along a portion of the west and south property lines. The intention is for the future parking podiums on the adjacent sites to be built with a 0 m setback against this proposed development to eliminate any awkward gaps between developments. In the mean time, architectural score lines and metal grills have been incorporated into the exposed west wall to provide visual interest on this portion of the wall which is highly visible from No. 3 Road. The south wall is not highly visible because of the existing developments along Ackroyd Road.
- The development includes a 6 m wide "greenway" secured under a registered public-rights-of-passage (PROP) agreement along the east side of the development to accommodate a mid-block greenway connector in the future when the development to the south is developed. This greenway will be gated at the north and south ends in the interim for security.

Urban Design and Site Planning

- In general, the edge treatment of the site, which includes a combination of high quality landscaping and well-articulated building facades, has satisfactorily addressed design guidelines for interface and street animation.
- The developer has committed to providing public art on site, or a cash contribution to the City's Public Art Reserve, or any combination of the two providing the total value of \$200,000.
- Townhouses with individual entry gates and courtyard are proposed along Lansdowne Road to provide animation on the street. Lobbies for both towers and some of the amenity spaces also front Lansdowne Road to provide additional variety of street activities and opportunities of natural surveillance to ensure safety.
- BC Hydro kiosk and pump station will be located in the north east corner of the site west of the proposed greenway, which is more fully described in the Landscaping section below. A low wall has been incorporated to screen this service area from Lansdowne Road as much as practical without interfering with the operational needs of servicing equipments and vehicles.

- Vehicular access is provided along the west side of the property. A small parking court for delivery and short-term pick-up/drop-off is incorporated into the forecourt for one (1) of the residential towers. The placement of the vehicular access at this location will provide the opportunity to establish a lane between Lansdowne Road and Ackroyd Road as properties redevelop along No. 3 Road to ameliorate vehicular movement along No. 3 Road.
- It is intended when the sites along No. 3 Road are redeveloped, the temporary recycling bin storage area (for pick up days only) will be relocated.
- The applicant proposes a total of 416 off-street parking spaces including 365 spaces for residents and 51 spaces for visitors. In addition, a total of 296 bicycle storage spaces are provided to encourage alternate modes of transportation.
- Garbage compactor rooms and the recycling containers are located in Level 1 of the parkade in three separate rooms, each in close proximity to the exit from the base of each tower. In addition, there is an assigned temporary holding area for the blue recycling carts on street level and cardboard recycling bin next to the entrance to parkade.
- The proposed development has incorporated full wheelchair accessibility features in nine (9) units and nine (9) handicapped accessible parking stalls as well as incorporating enhanced universal accessibility features such as lever handles on all doors and faucets, and providing backing blocks in all the bathtubs in the mid-rise building to facilitate improved mobility and aging in place.
- A continuous layby/parking lane is provided along the Lansdowne Road frontage to accommodate large moving trucks and to increase on street parking. The boulevard, sidewalk and “street trees” are accommodated on the development site as a registered Public-right-of-passage.
- The proposed forecourts along Lansdowne Road and the staggered double row of trees (one row on boulevard and the other in the front yard) enhance the pedestrian realm.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines.
- Applicant provided shadow diagrams for the site and has satisfactorily demonstrated that the buildings are sited to minimize sun and shade impact on the surrounding developments.
- The decision to locate the L-shaped mid-rise to the south of the site helps to ensure some sun penetration into landscaped podium roof and make possible, the creation of a more varied skyline.
- The proposed architectural materials include painted and architectural concrete, glazing and some glass spandrels, metal railings for the balconies and painted steel and glass canopies for the lobby entrances. The proposed colours are muted tones of browns, beige and grey that would compliment the existing development context.

Landscape Design and Open Space Design

- The site is currently vacant without any existing trees to be considered. Eighty-one (81) new trees are proposed to be planted on site. Additional street trees, to be coordinated under the Servicing Agreement, will be planted on the boulevard.
- A diversity of indoor amenities are proposed at various locations and distributed amongst the three buildings for maximum flexibility.
- Indoor amenities are distributed amongst the three buildings including a guest suite, games room, theatre, and fitness room with hot tub.

- In addition to the landscaped forecourt and front yards along Lansdowne Road, a common landscaped roof garden on the podium roof, including children's play area, water features and a mini putting green are provided for the use of all the residents. The private roof patios serving the units on the podium level are connected to the common areas by pathways.
- 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

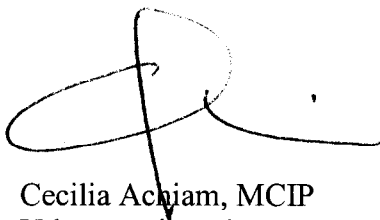
- Adequate Crime Prevention Through Environmental Design (CPTED) measures such as the use of anti-graffiti, high quality paint and materials on parkade walls, adequate level of parkade and outdoor lighting, security gates separating residential and visitor's parking, etc., have been incorporated to promote a safe environment.

Servicing Analysis

- Staff have agreed not to withhold the processing of the Development Permit on the understanding that the need for servicing analysis was identified late in the process. The developer will continue working with City staff to resolve servicing capacity issues (storm and sanitary) as part of the Servicing Agreement prior to the issuance of the Building Permit.

Conclusions

The applicant has provided significant design development for this project in response to staff and Advisory Design Panel comments. The result is a project with a well-articulated podium expression, adequate weather protection and potential for a highly animated streetscape. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$664,704 (based on total floor area of 332,352 sq. ft.).
- Applicant to contribute approximately \$200,000 to the Public Art Fund or an equivalent
- 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 prior to forwarding this Development Permit application to Council for consideration.
- The applicant to register a covenant on title to ensure that the guest suite be accessible to all residents for the duration of the life of the development.
- Registration of a 5.05 m Public Rights-of-Passage (PROP) Right-of-Way (ROW) across the entire Lansdowne Road frontage; exact width to be confirmed.
- Registration of a 15 m (along Lansdowne Road) x 4 m ROW in the north east corner of the site for BC Hydro, from the south edge of the PROP ROW required via No. 1 above.

- Registration of a 6.0 m PROP ROW for a walkway, bikeway, and sanitary sewer from Lansdowne Road along the east property line to the south edge of the site.
- Registration of a 6 m PROP ROW at the west property line, to provide future lane access to 5580 No. 3 Road.
- The developer will underground the existing hydro/telephone pole line from No. 3 Road to their east property line.

Prior to issuance of the Building Permit:

- The developer is to enter into the City's standard Servicing Agreement for design and construction of Lansdowne Road beautification and upgrading, relocation of sanitary forcemain, and laneway improvements along the west property line. The Servicing Agreement will also require a storm sewer capacity analysis (including hydraulic grade lines) in order to connect to the main conveyance on Lansdowne Road and any necessary sanitary sewer analysis.
- The developer will continue working with City staff to resolve storm sewer servicing capacity issues as part of the Servicing Agreement prior to the issuance of the Building Permit.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

DP 03-249328

Attachment 1

Address: 8120 Lansdowne Road

Applicant: Chris Dikeakos Architects Inc.

Owner: Kebet Holdings Ltd

Planning Area(s): 9.10 City Centre

	Existing	Proposed
Site Size:	10,106 m ² (2.5 ac.)	2.5 ac.
Land Uses	Vacant	Residential: total of 255 unit (2 highrises, 1 mid rise and 6 townhouses)
OCP Designation	2.10 City Centre	2.10 City Centre
Zoning	C7	C7
Number of Units	0	255

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	3.0	3.0	Complies
Lot Coverage – Building:	90%	74%	Complies
Density (unit/acre)	N/A	103	Complies
Density (units/hectare)	N/A	253	Complies
Setback – Front Yard: (Lansdowne Rd)	3 (9.8 ft.)	4.1 m (13.4 ft.) to balcony	Complies
Setback – Side Yard (E):	0 m	3.8 m to balcony	Complies
– Side Yard (W):	0 m	0 to building	Complies
Setback – Rear Yard:	0 m	0 m	Complies
Height (m):	45 m	47 m (geodetic)	Variance Supported.
Lot Size:	N/A	10,106 m ² (2.5 ac.)	Complies
Off-street Parking Spaces – Regular/Visitor:	383/51	365*/51	Variance of 18 spaces
Off-street Parking Spaces – Accessible:	9	9	Complies
Off-street Parking Spaces – Total:	434	416	Variance supported
Amenity Space – Indoor:	Max. 1000 m ²	847 m ²	Complies

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 7, 2004 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

3. 2004-19

Apartments

Chris Dikeakos, Architect.

DP03-249328

8120 Lansdowne Road

(Resubmission)

Ms. Achiam, Planner, briefly reviewed this apartment project at 8120 Lansdowne Road and noted that a revised drawing package had been received (a copy of her review is attached as Schedule 1 and a copy of the revised drawing package is attached as Schedule 2. Both form a part of these minutes). She noted key changes in: principle accesses visible from the street, landscaping, buffering of hydro kiosk and sanitary pump station.

With the aid of presentation material and a model, Mr. Chris Dikeakos, Architect, advised that this market development consisted of two towers, a mid-rise tower, a parking podium, townhouses at grade, common open green space elevated above the street and public bike trail along the sanitary ROW. The applicant advised that a list of issues previously identified by staff and the Panel had been addressed.

Masa Ito, Landscape Architect, advised that strong elements had been incorporated to identify the main entrances and entry sequences from the street. He advised that the hydro kiosk and sanitary pump station had been screened with dense vegetation. Townhouses private patios, water feature, large open green area, children's play area, path system and separate paved areas for each tower were incorporated at the podium level. The landscape treatment would include different paving materials, up lighting for trees and entry canopies at the street level.

The panel proffered the following comments:

- ❖ the street tree spacing should consider front yard tree spacing for spread of canopy;
(The street trees are staggered with the proposed trees along the street frontage to provide a double row of trees along the street to create a continuous tree canopy when the trees are matured to provide shade for pedestrians).
- ❖ the visitor parking should have bollards to protect the trees and lighting could be incorporated;

(The visitor parking spaces east of the driveway are separated from the proposed landscaped area by a curb. The trees are planted away from the edge of the curb and will not require protection.)

- ❖ the path around the townhouse patios on the podium level should be reconsidered;

(The pathway has been reconfigured to provide access from the units on the podium level direct access to the common area without creating privacy and security conflicts.)

- ❖ the grid could be reinforced with the positioning of the children's play area;

(The corners of the play structure base have been sculpted to match the pattern of the grid for visual continuity.)

- ❖ the sanitary pump station treatment (and hydro kiosk) should be reconsidered as it will need vehicle parking, difficult to mask, is usually large and serviced weekly;

(There are specific servicing requirements with respect to accessibility to workers, trucks and equipment that need to be met when dealing with public utilities. These equipment has been grouped to minimize spatial requirements.)

- ❖ the sanitary pump station location should be reconsidered by the City;

(The City has worked closely with the applicant to determine the location of the pump station. Relocation is not possible or practical.)

- ❖ reconsider the mid-rise units close to the south property line. Could re-orient living room windows and landscape to mitigate potential view into future adjacent development;
(The location of the windows has been reconsidered. Where possible, secondary windows facing other directions have been added to provide alternate views when development occurs to the south. A trellis element has been added along the south east corner for additional screening.)

- ❖ consider developing children's play area to integrate benches, address awkward corner and incorporate paving grid;

(A seating area adjacent to the play structures have been incorporated, and the corners have been eliminated.)

- ❖ the parkade is a safety concern with potential vehicle theft, theft from vehicles and purse snatching. It is important to incorporate excellent lighting, stairwell doors with windows, light coloured paint and design without concealment areas.

(CEPTED principles will be incorporated to ensure safety in the building.)

- ❖ if there is an opportunity, put windows into stairwells and into all stairwell doors;

(This will be done where possible. Detail design will be provided at the Building Permit stage.)

- ❖ remove concealment wall from mail area and use good mail locks;
(This will be taken into advisement at the Building Permit stage.)

- ❖ reconsider the bike storage area. As theft from racks is an issue, people might not park their bikes there; and
(Bicycle storage is required by the OCP Design Guidelines. The storage rooms are locked and only residents will have keys to access the room.)
- ❖ 8% accessible units appreciated. The bathroom layout could be modified to appear less institutional. The number of accessible parking spaces should match the number of accessible units.
(A total of nine (9) handicapped parking stalls are provided.)

In summary, the Chair advised that the improvement to landscaping and scheme was appreciated. He advised that the comments offered by the Panel were suggestions, not conditions of approval. The area around the sanitary pump station needed study, the play area needed enhancement, staff should work with the applicant to review scheme to ensure CPTED issues were sufficiently addressed, and strongly encouraged better material than stamped concrete to celebrate the sense of arrival. The sense of entry to towers 1 and 2, landscaping, animation, variety of materials had all improved.

A motion of support was moved and seconded

CARRIED
UNANIMOUS



City of Richmond
Urban Development Division

Development Permit

No. DP 03-249328

To the Holder: CHRIS DIKEAKOS ARCHITECTS INC.

Property Address: 8120 LANSDOWNE ROAD

Address: #212 - 3989 HENNING DRIVE
BURNABY, BC V5C 6N5

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:
 - a) Vary the residents parking from 383 to 365;
 - b) Vary the maximum height from 45 m to 47 m;
 - c) Vary some of the manoeuvring aisles from 7.5 m to 6.7 m; and
 - d) Permit tandem parking for 88 parking spaces.
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 #31 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 \$664,704. 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 03-249328

To the Holder: CHRIS DIKEAKOS ARCHITECTS INC.

Property Address: 8120 LANSDOWNE ROAD

Address: #212 - 3989 HENNING DRIVE
BURNABY, BC V5C 6N5

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 , .

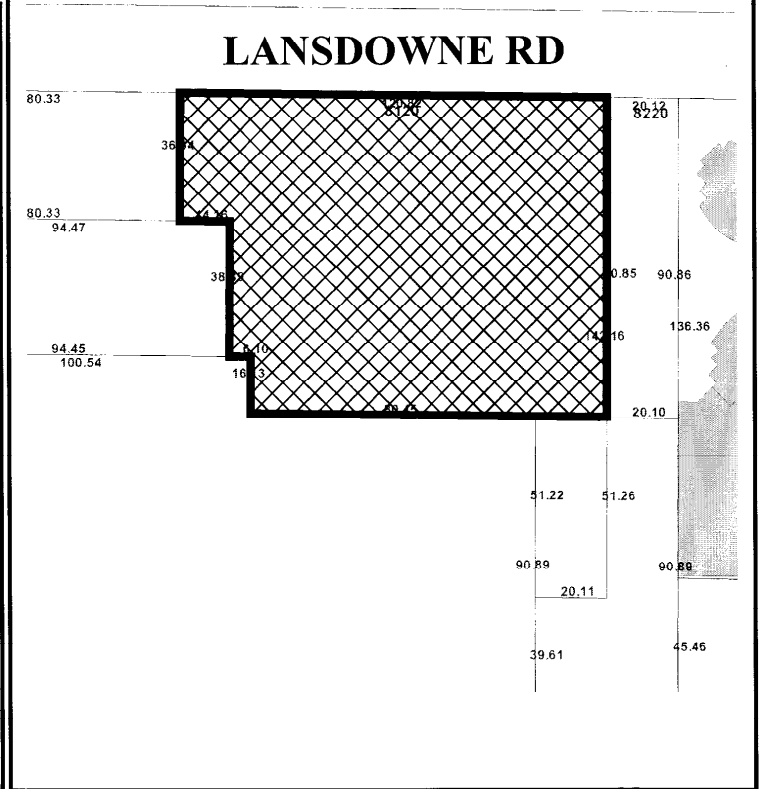
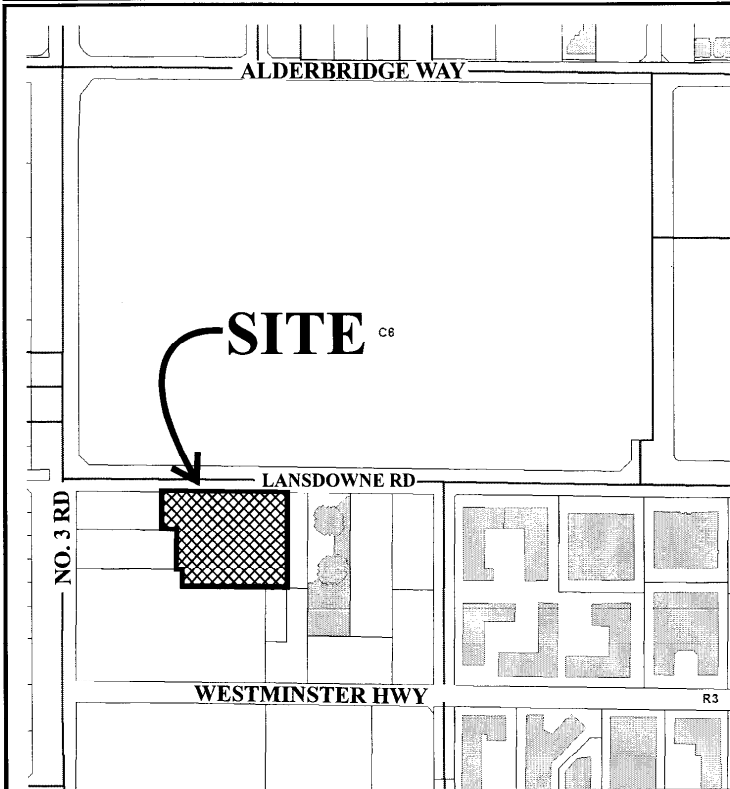
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



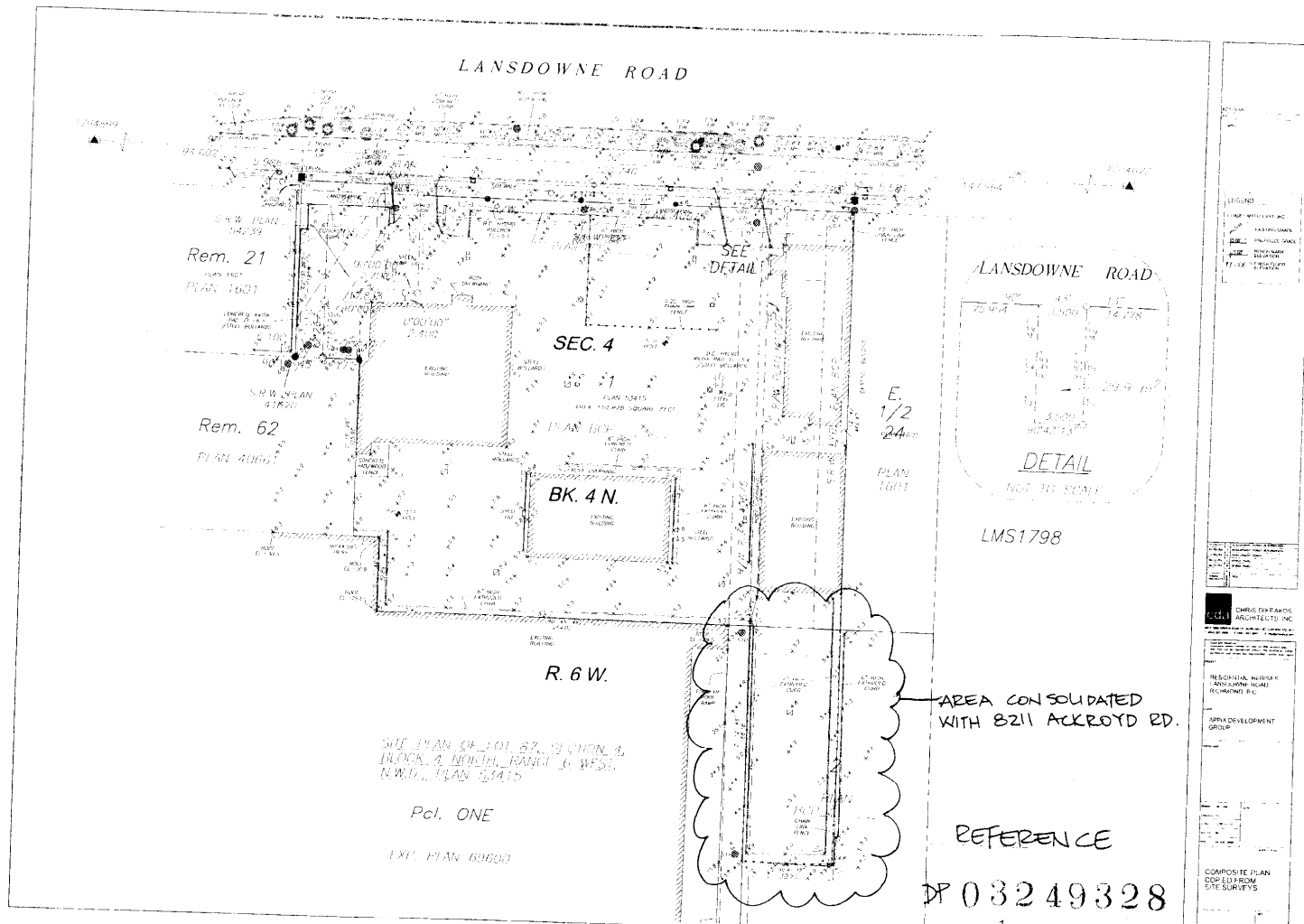
DP 03-249328
SCHEDULE "A"

Original Date: 10/30/03

Revision Date: 09/16/05

Note: Dimensions are in METRES

LANSLOWNE ROAD



LEGEND

- EXISTING BUILDING
- EXISTING ROAD
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING UTILITY
- EXISTING CURB
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING PARKING
- EXISTING LOT
- EXISTING SECTION
- EXISTING BLOCK
- EXISTING RANGE
- EXISTING TOWNSHIP
- EXISTING COUNTY
- EXISTING STATE
- EXISTING FEDERAL
- EXISTING INTERNATIONAL

COMPOSITE PLAN
COMPILED FROM
SITE SURVEYS

A101 E

LEGEND

UNPAVED / IMPAVED VARIATIONS

EXISTING ROAD

PROPOSED ROAD

RETAIN WALL ELEVATION

THRESH FLOOD ELEVATION

LEGNO

UNITE / APPROFONDIMENTI

 FIDUCIA, IMAGINE

 PROPOSIZIONE

 TECNICA, MANO D'OPERA

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

 FIDUCIA, IMAGINE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
--	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----

[illegible]

CHRIS DIKEAKO

CHRIS DIKEAKO

Copyright 2000 by Pearson Education, Inc. All rights reserved. This publication is protected by copyright. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without permission in writing from Pearson Education, Inc.

Copyright 2000 by Pearson Education, Inc. All rights reserved. This publication is protected by copyright. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without permission in writing from Pearson Education, Inc.

RESIDENTIAL: H-RISE S
LANSDOWNE ROAD
CLARKSBURG, MD

RESIDENTIAL: H-RISE S
LANSDOWNE ROAD
CLARKSBURG, MD

ASIA DEVELOPMENT
GROUP

ASIA DEVELOPMENT
GROUP

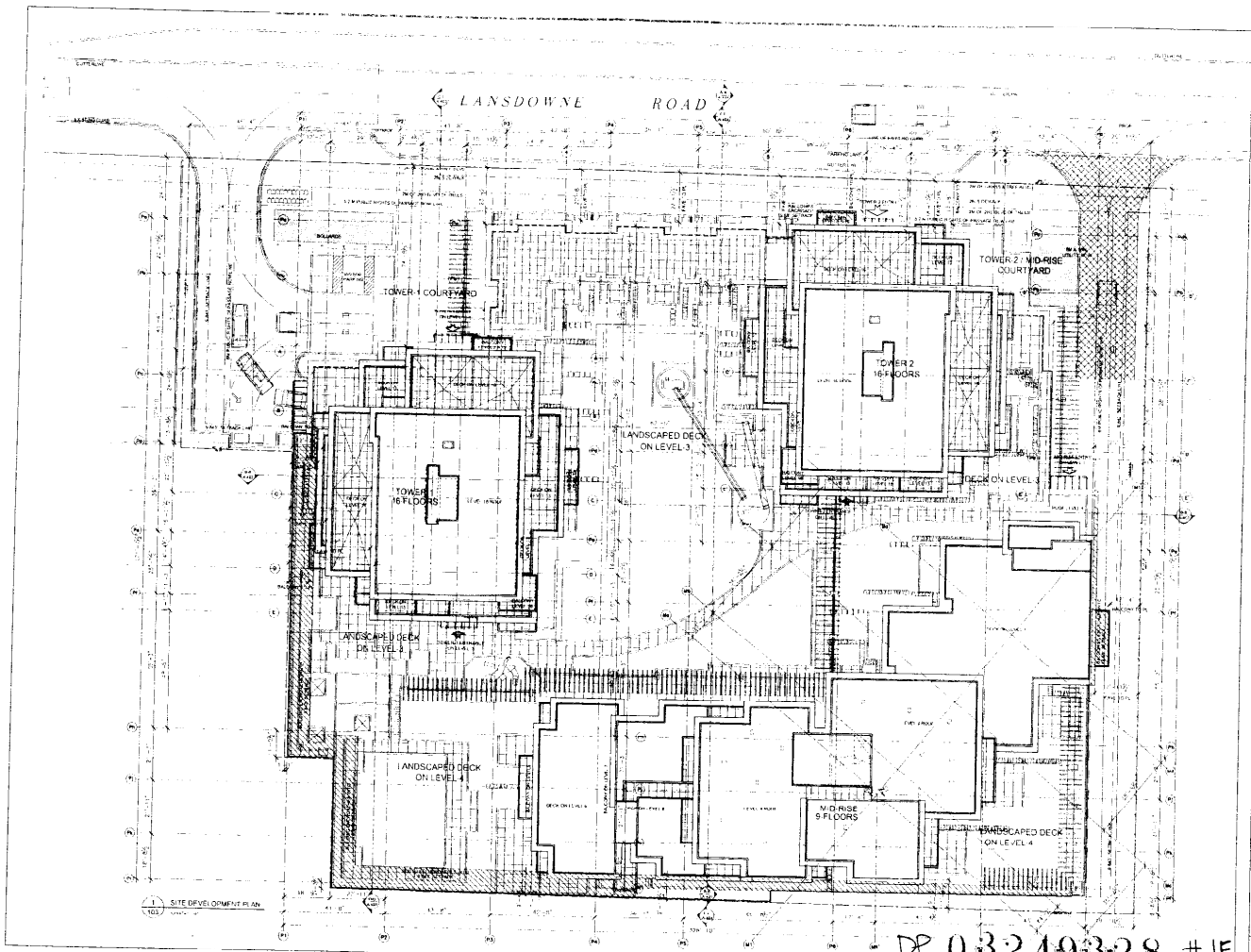
0000-0001-9876-440X

PROJECT

DATA SHEET

[illegible]

DP 03249328
#1B



LEGEND

- PROPOSED IMPROVEMENTS
- EXISTING IMPROVEMENTS
- PROPOSED LANDSCAPING
- PROPOSED PAVING
- PROPOSED UTILITIES

CHIEF ENGINEER
ARCHITECT
LANDSCAPE ARCHITECT

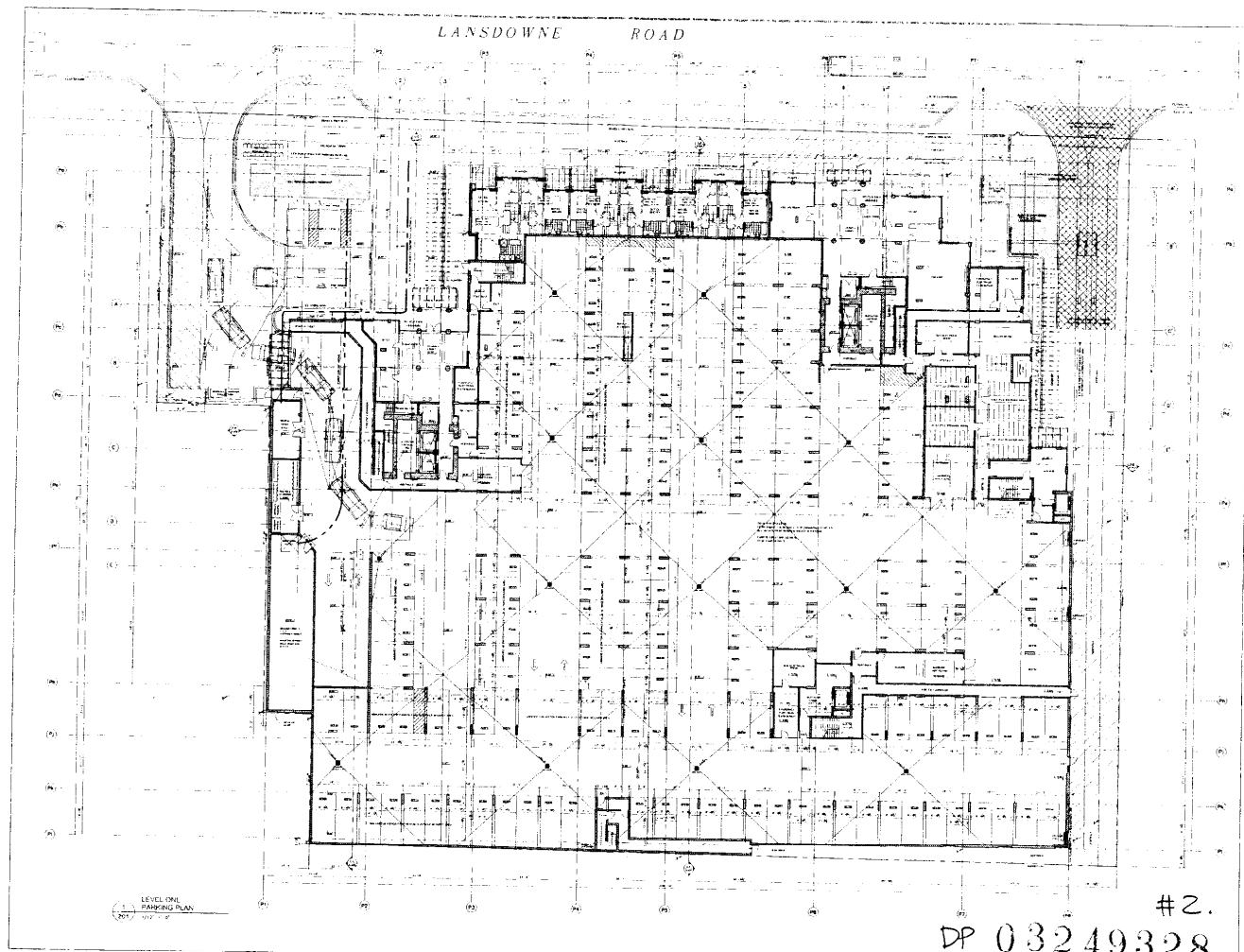
RESIDENTIAL HIGH RISE
LANDSCAPING PLAN
ARCHITECT

APPA DEVELOPMENT GROUP

SITE DEVELOPMENT PLAN

DP 032493-28 #1E

A103 F



LEGEND

- UNITS WITH PATIO
- ENTRY AND ENTRY PORCH
- STREET LIGHT
- STREET LIGHT

CHAS DAVANOR ARCHITECTS INC.
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.CHASDAVANOR.COM

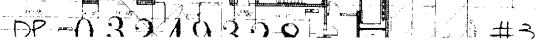
RESIDENTIAL FLIGHTS
 LANSLOWNE ROAD
 RICHMOND H.C.

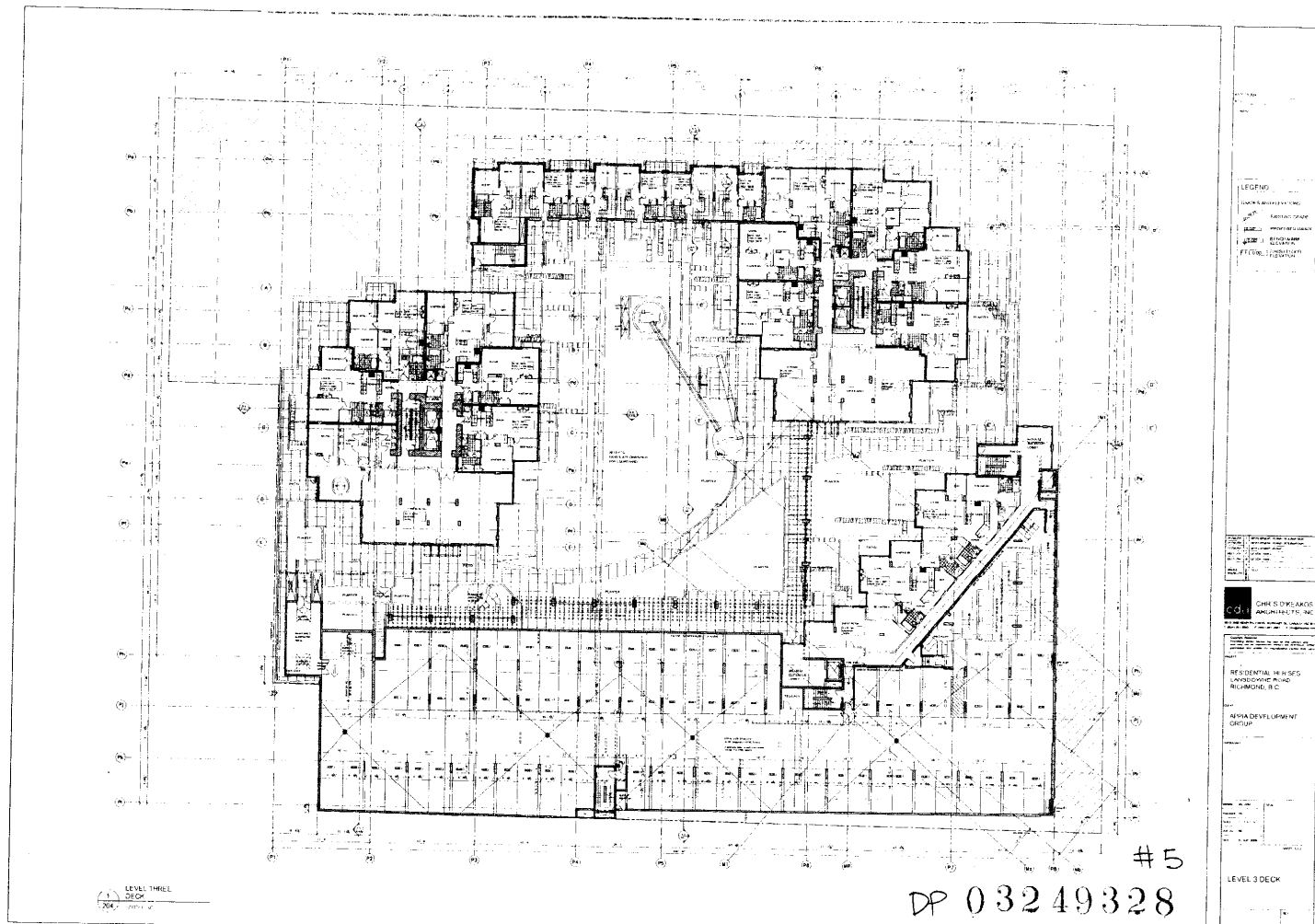
ARCHITECTURAL DEVELOPMENT GROUP

LEVEL 1 PARKING

A201 F

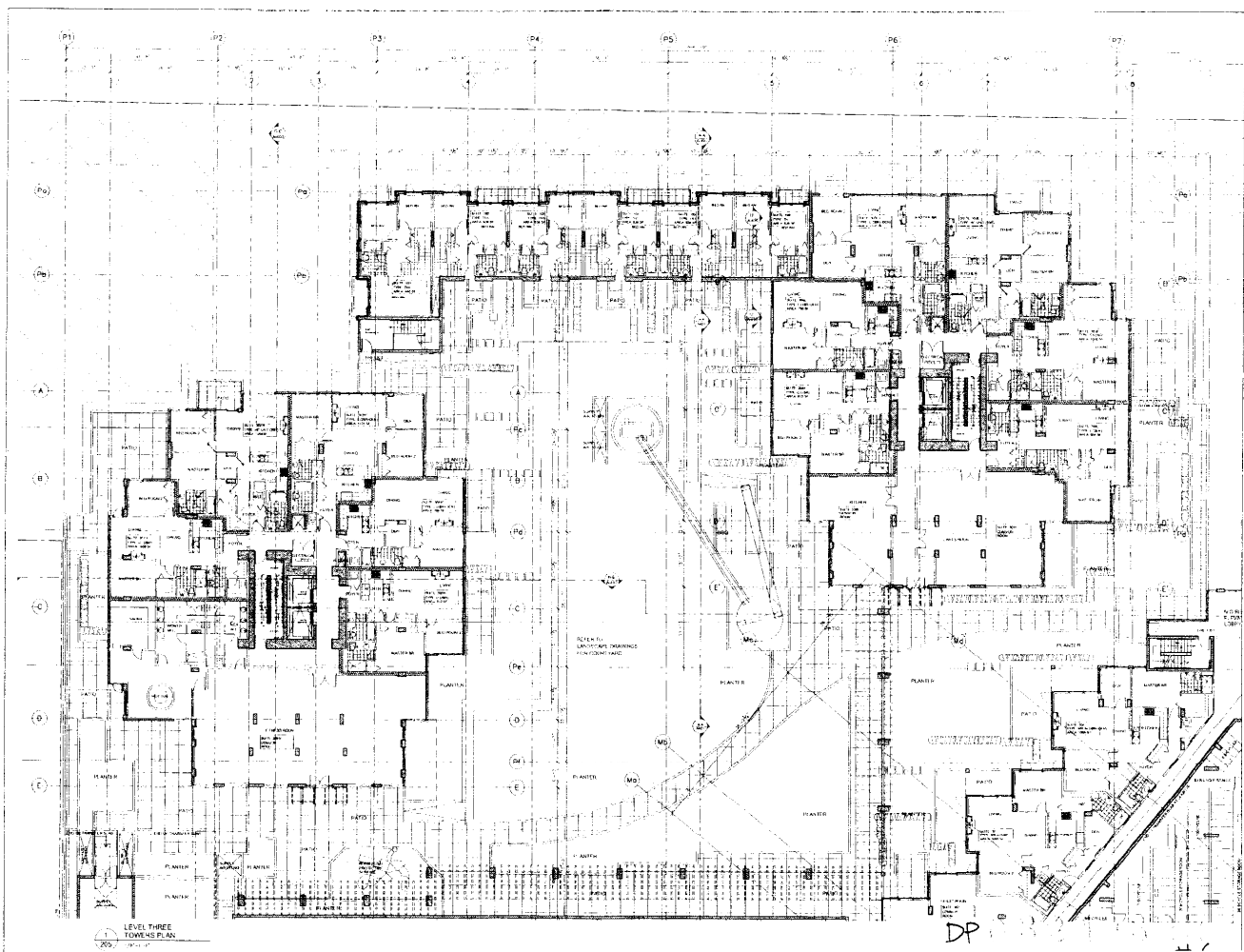
#2.
 DP 03249328





#5

DP 03249328



LEGEND

- AREA NOTATION
- WALL
- DOOR
- GLASS
- STAIR
- ELEVATOR
- PLANTER

CHESLOR AND ASSOCIATES, INC.
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

RESIDENTIAL REPAIRS AND RENOVATIONS
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

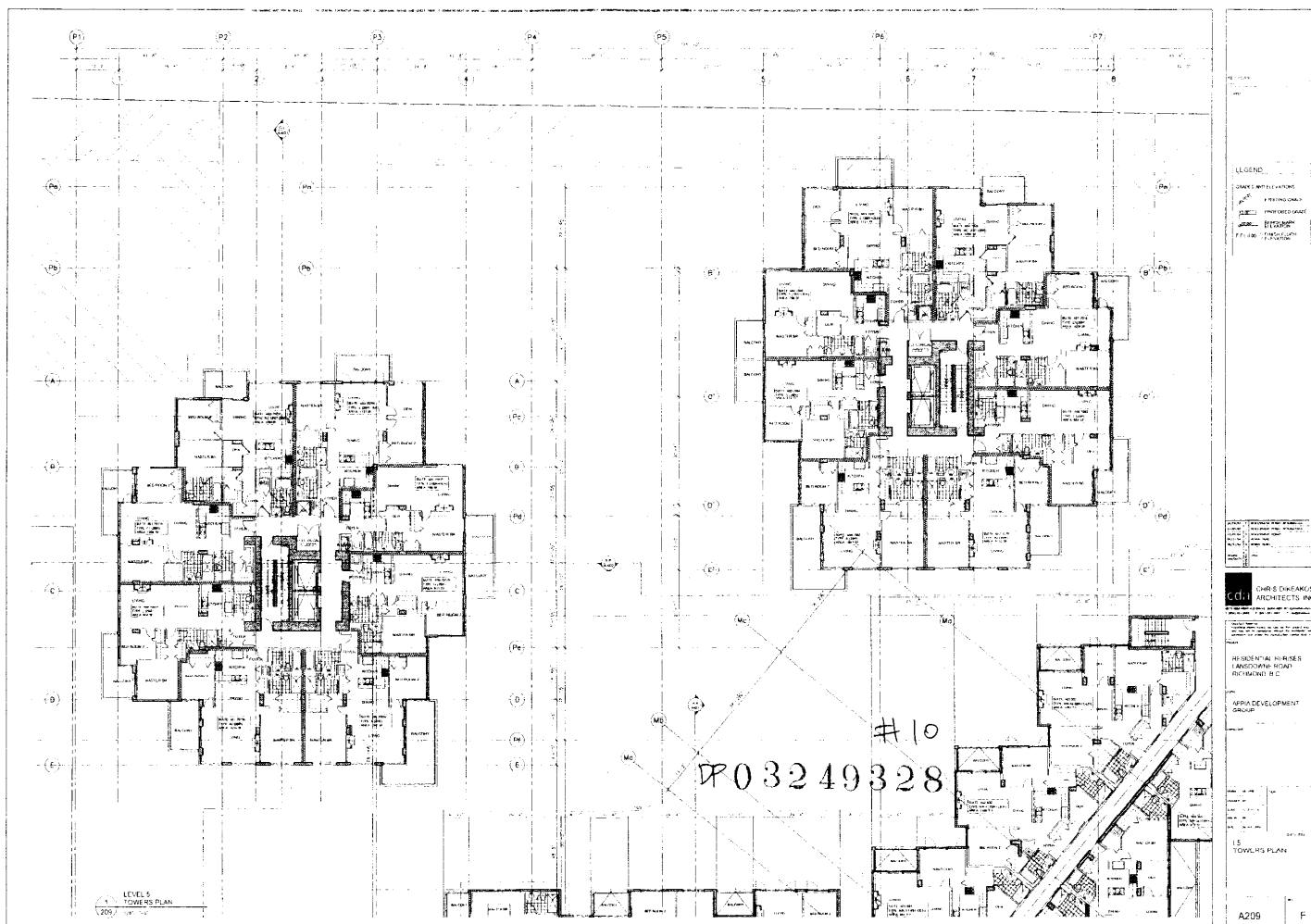
LEVEL 3 TOWERS PLAN

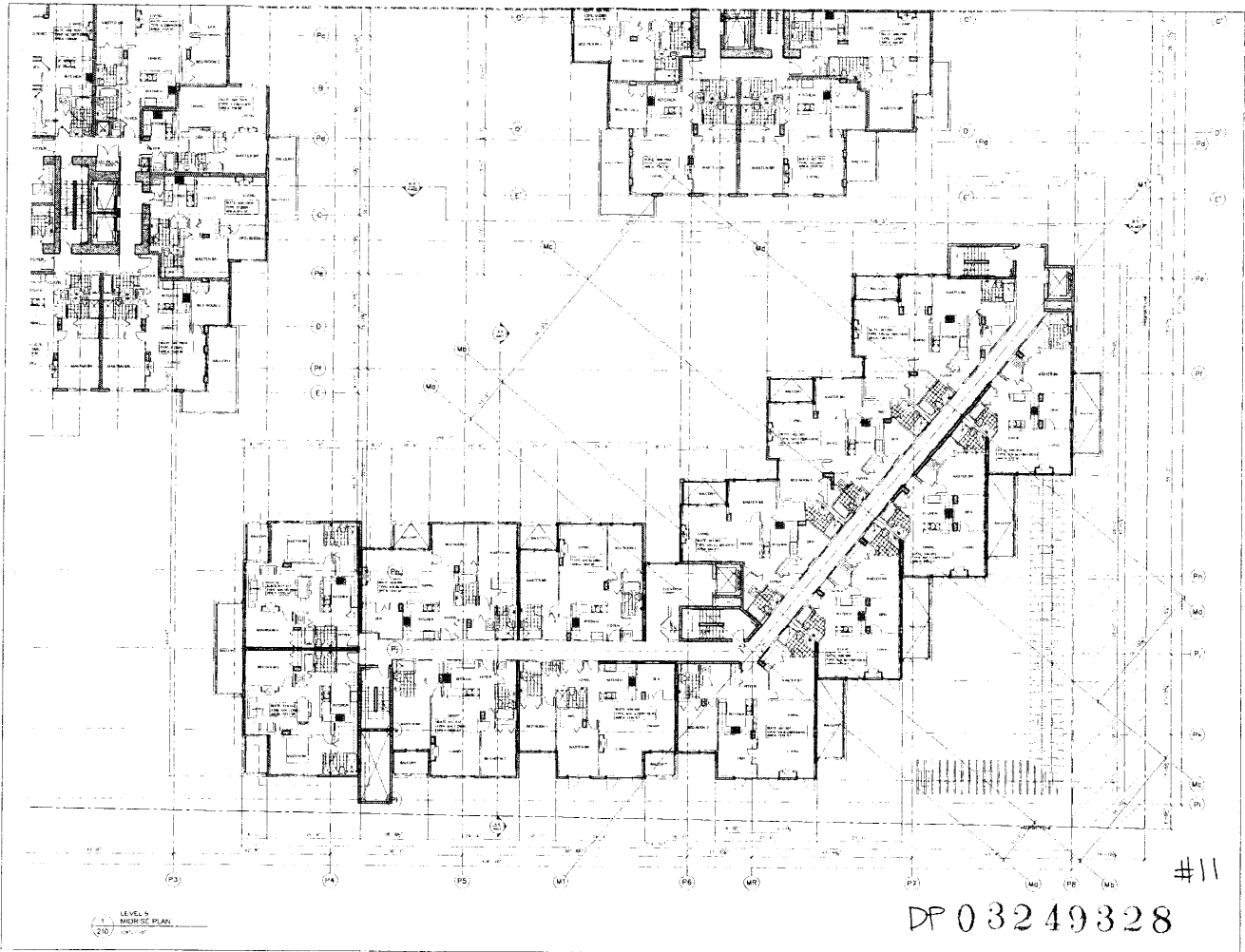
AXIS





DP 03249328 #9





LEGEND

- DOOR, WITH SWING
- GLASS DOOR
- GLASS PARTITION
- GLASS CURTAIN WALL
- GLASS ELEVATOR

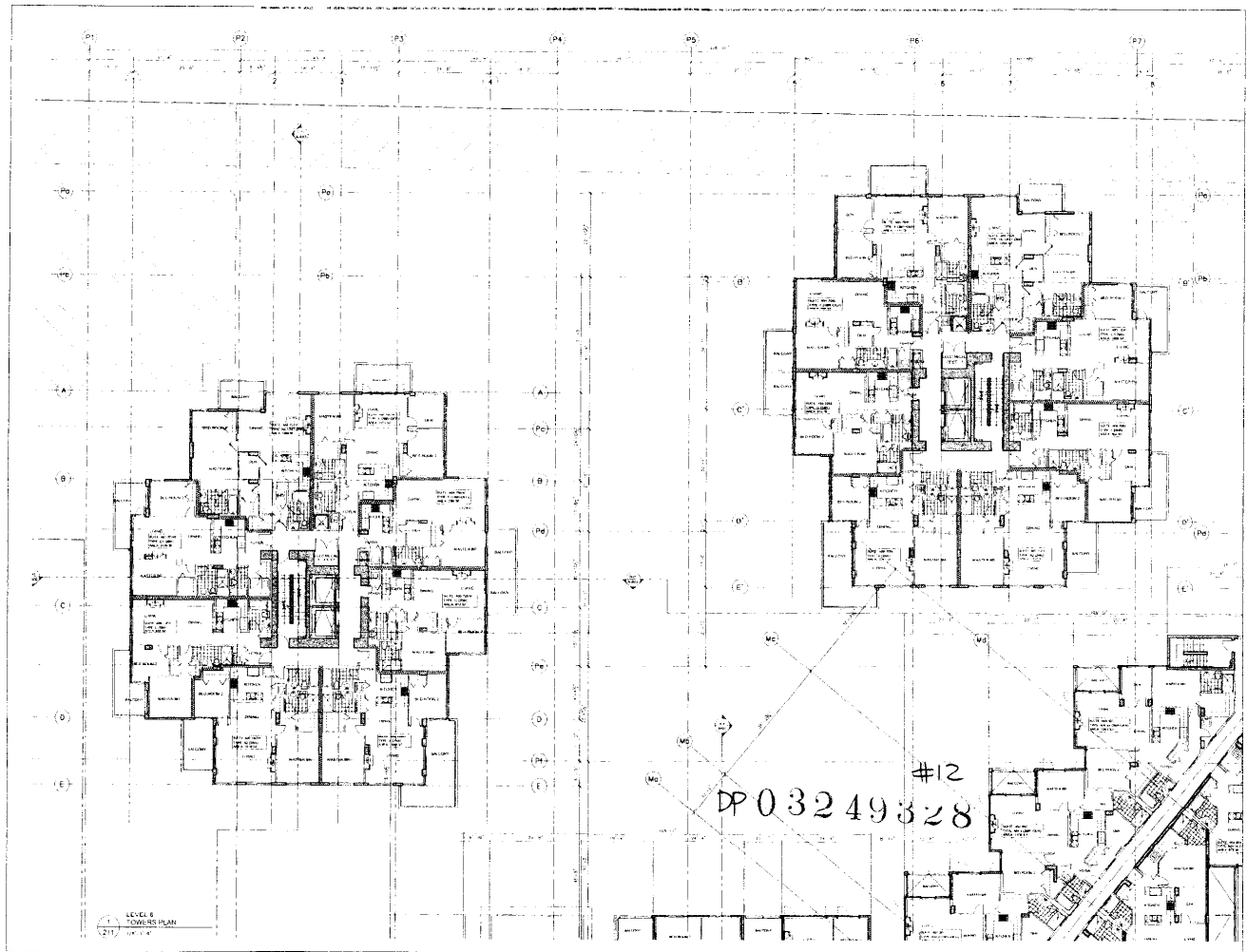
CDL CHARTER DESIGN ARCHITECTS, INC.

RESIDENTIAL IN RISER
AND COMMON AREAS
AND COMMON AREAS

APP. DEVELOPMENT GROUP

15
MECH. PLAN

A210 F



LEGEND

- WALLS AND PARTITIONS
- GLASS CURTAIN WALL
- DOOR
- STAIR
- ELEVATOR
- MECHANICAL

CHAS. DWYER ARCHITECTS, INC.

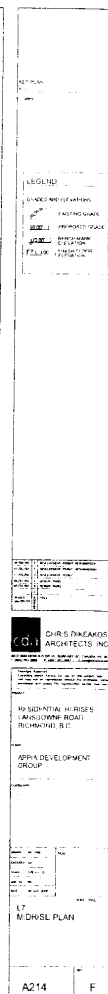
1000 KENTUCKY AVENUE, SUITE 1000
 ARLINGTON, VIRGINIA 22202
 TEL: 703/525-1200
 FAX: 703/525-1201

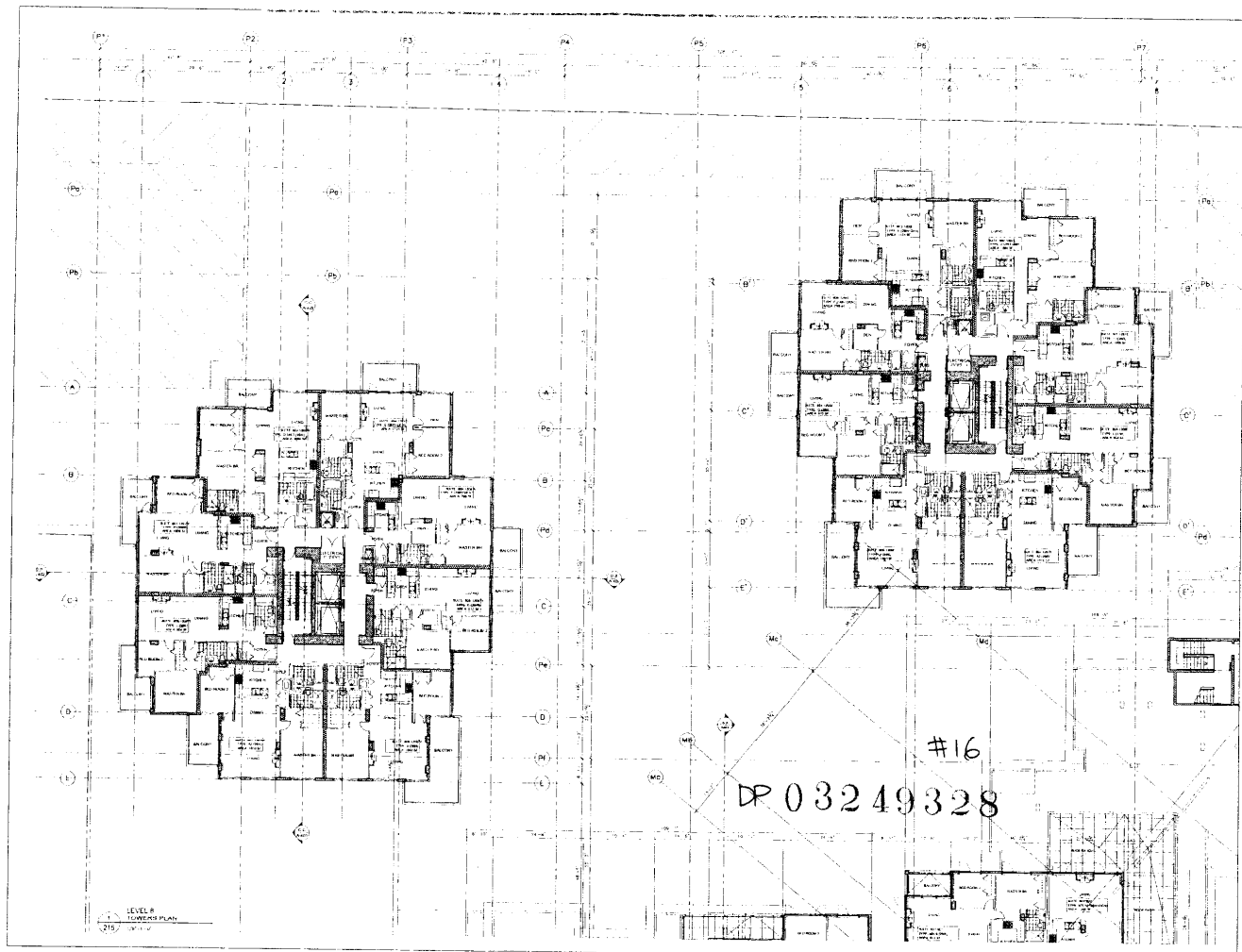
APRIL DEVELOPMENT GROUP

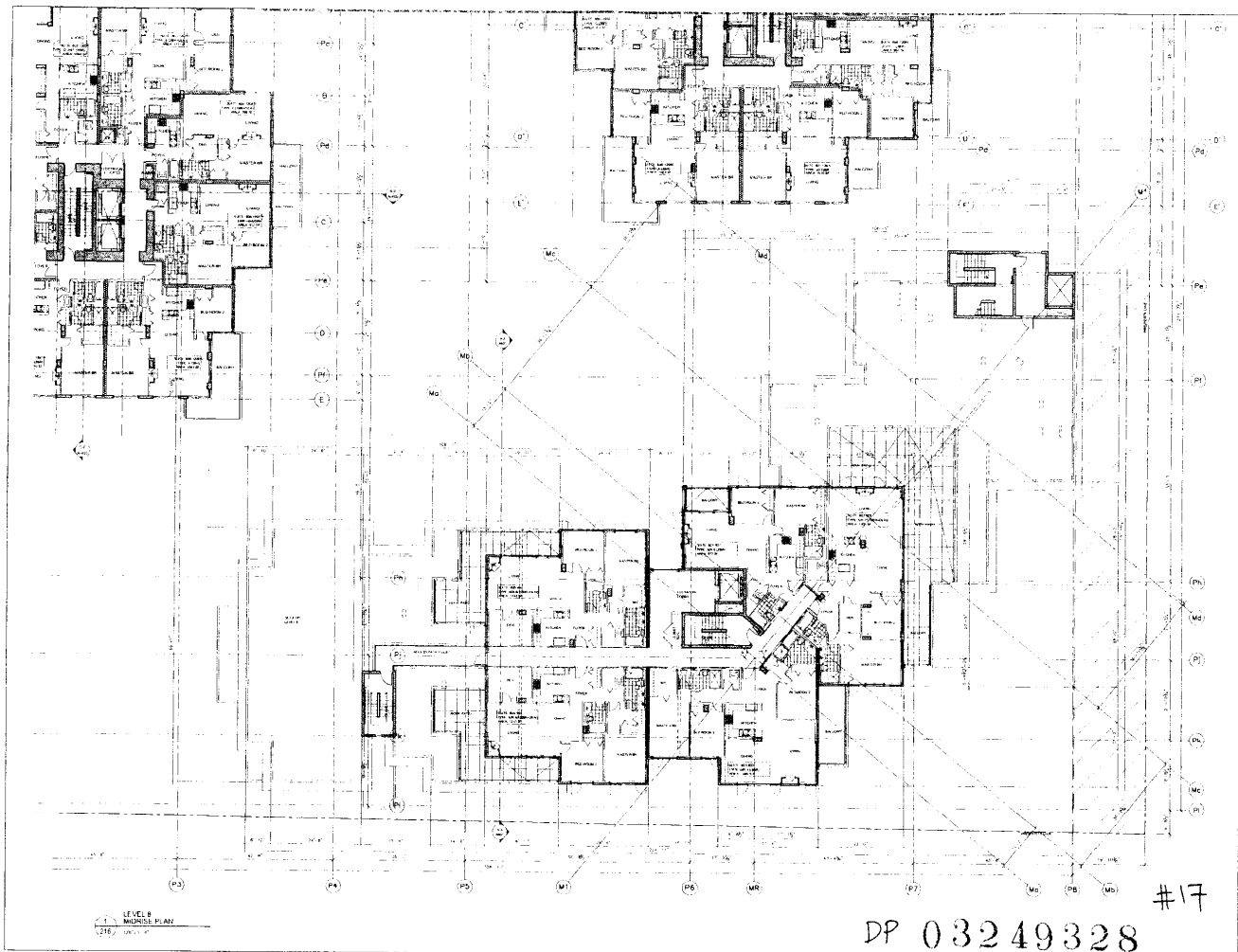
**LEVEL 8
TOWERS PLAN**

A211 F









LEGEND

DOOR & WINDOW

WALL

CEILING

FLOOR

STAIR

ELEVATOR

RECEPTION

OFFICE

MEETING

RESTROOM

STORAGE

UTILITY

MECHANICAL

ELECTRICAL

TELEPHONE

COMPUTER

PRINTING

SCANNING

COPYING

REPRODUCTION

REPAIR

MAINTENANCE

RECEPTION

OFFICE

MEETING

RESTROOM

STORAGE

UTILITY

MECHANICAL

ELECTRICAL

TELEPHONE

COMPUTER

PRINTING

SCANNING

COPYING

REPRODUCTION

REPAIR

MAINTENANCE

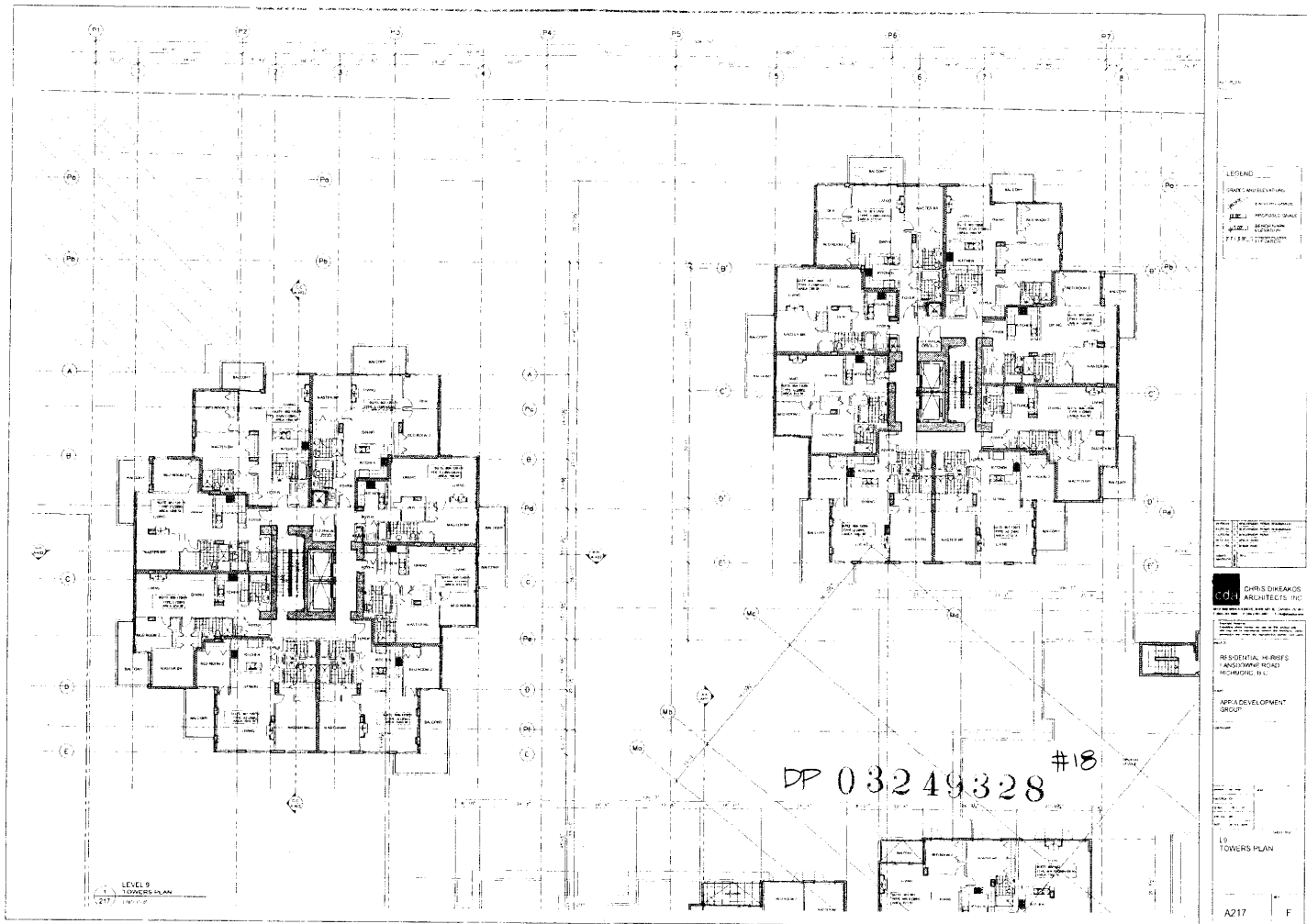
CDV CHRIS DREKOS ARCHITECTS INC.

RESIDENTIAL & COMMERCIAL ARCHITECTURE

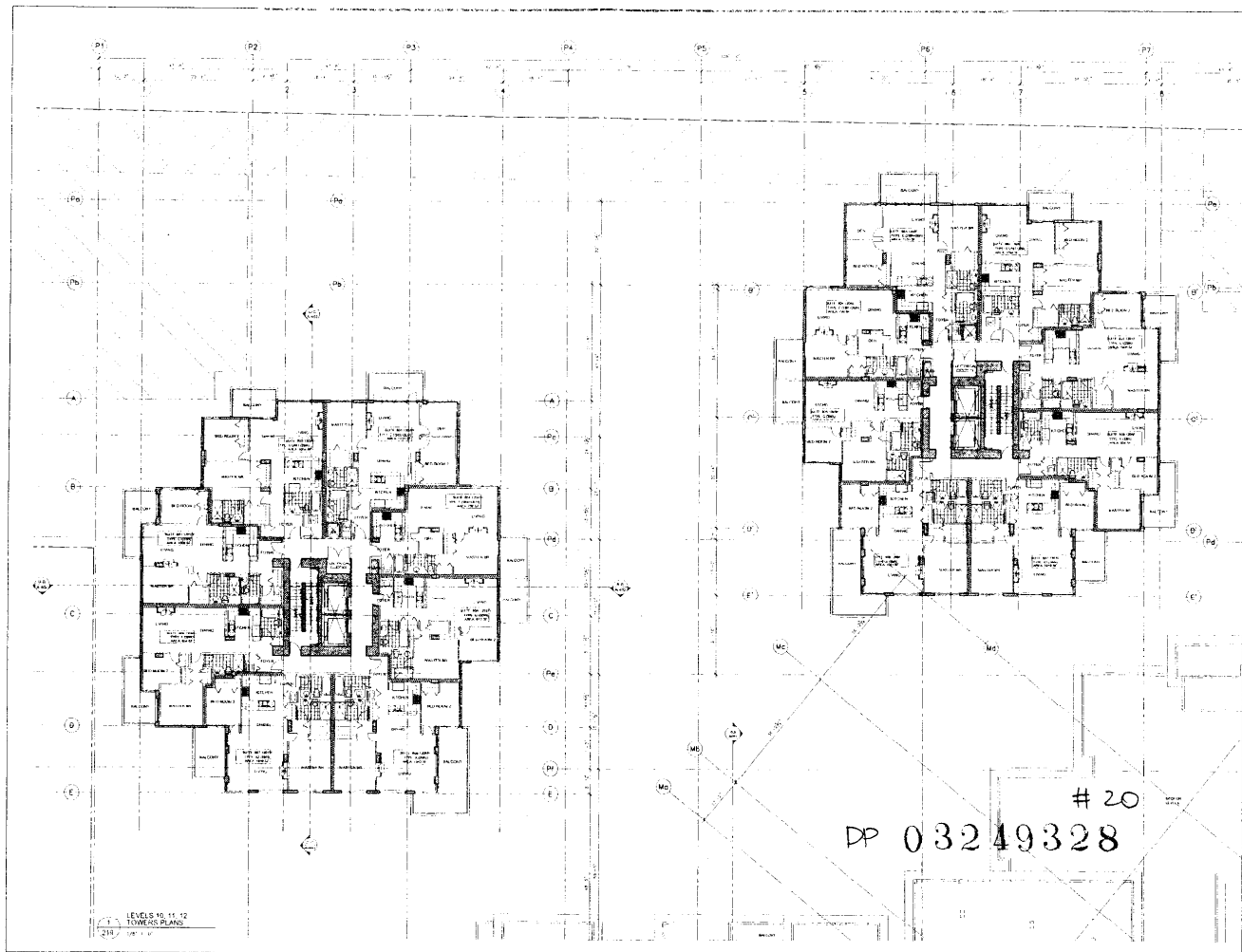
APPA DEVELOPMENT GROUP

1:8 MIRISE PLAN

A216 F







LEGEND

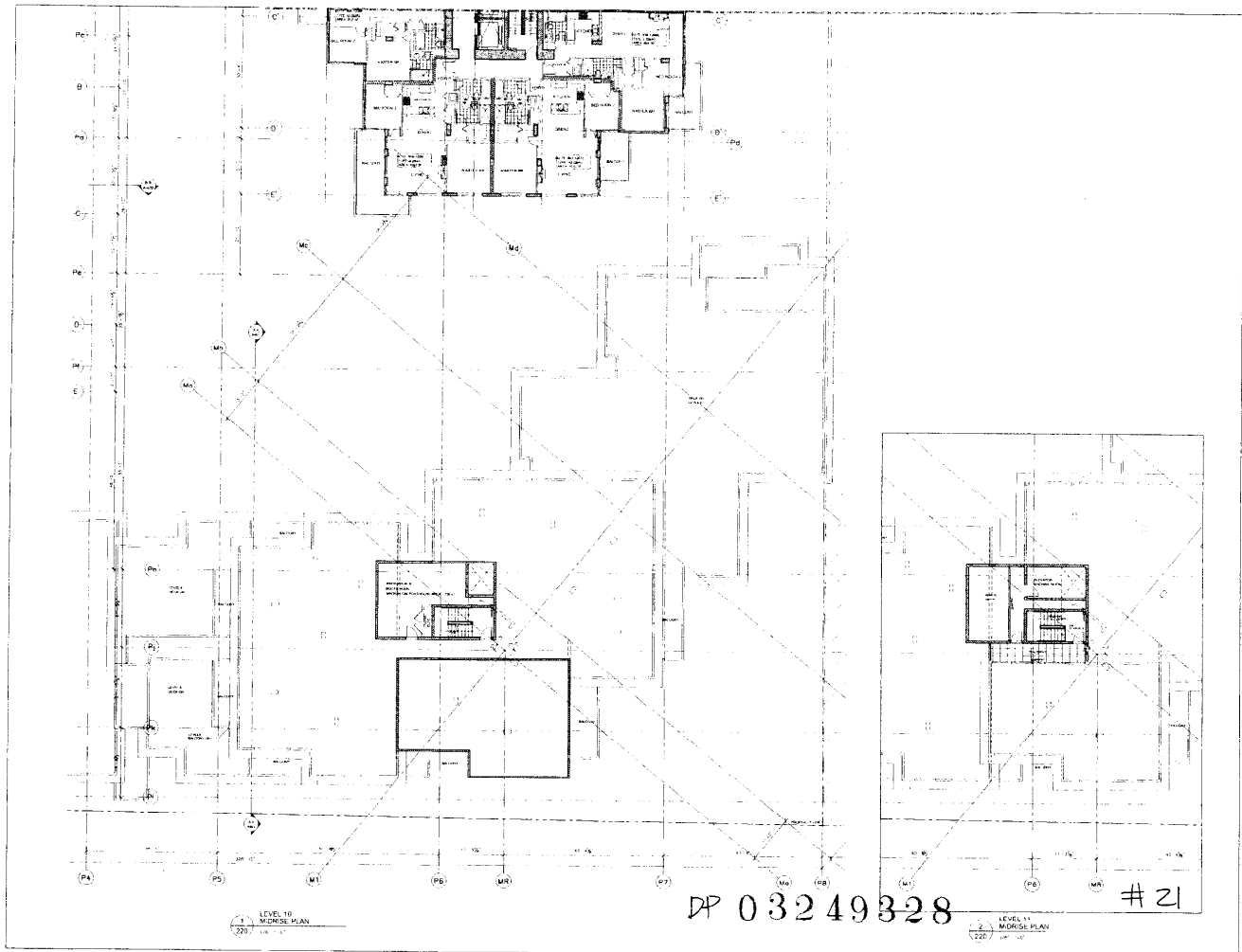
[Symbol]	CLIMATE CONTROL
[Symbol]	CLIMATE CONTROL
[Symbol]	CLIMATE CONTROL
[Symbol]	CLIMATE CONTROL
[Symbol]	CLIMATE CONTROL

CDM CHRIS DIAMAKOS ARCHITECTS INC.

RE SIGNATURE NUMBER:
FUNCTIONING ROOM:
ROOMING: B.C.

APPA DEVELOPMENT GROUP

LTD. 111, 112
TOWERS PLANS



DP 03249328

#21

LEGEND

[Symbol]	ONLY NEW ELEVATIONS
[Symbol]	EXISTING GRADE
[Symbol]	PROPOSED GRADE
[Symbol]	PROPOSED GRADE

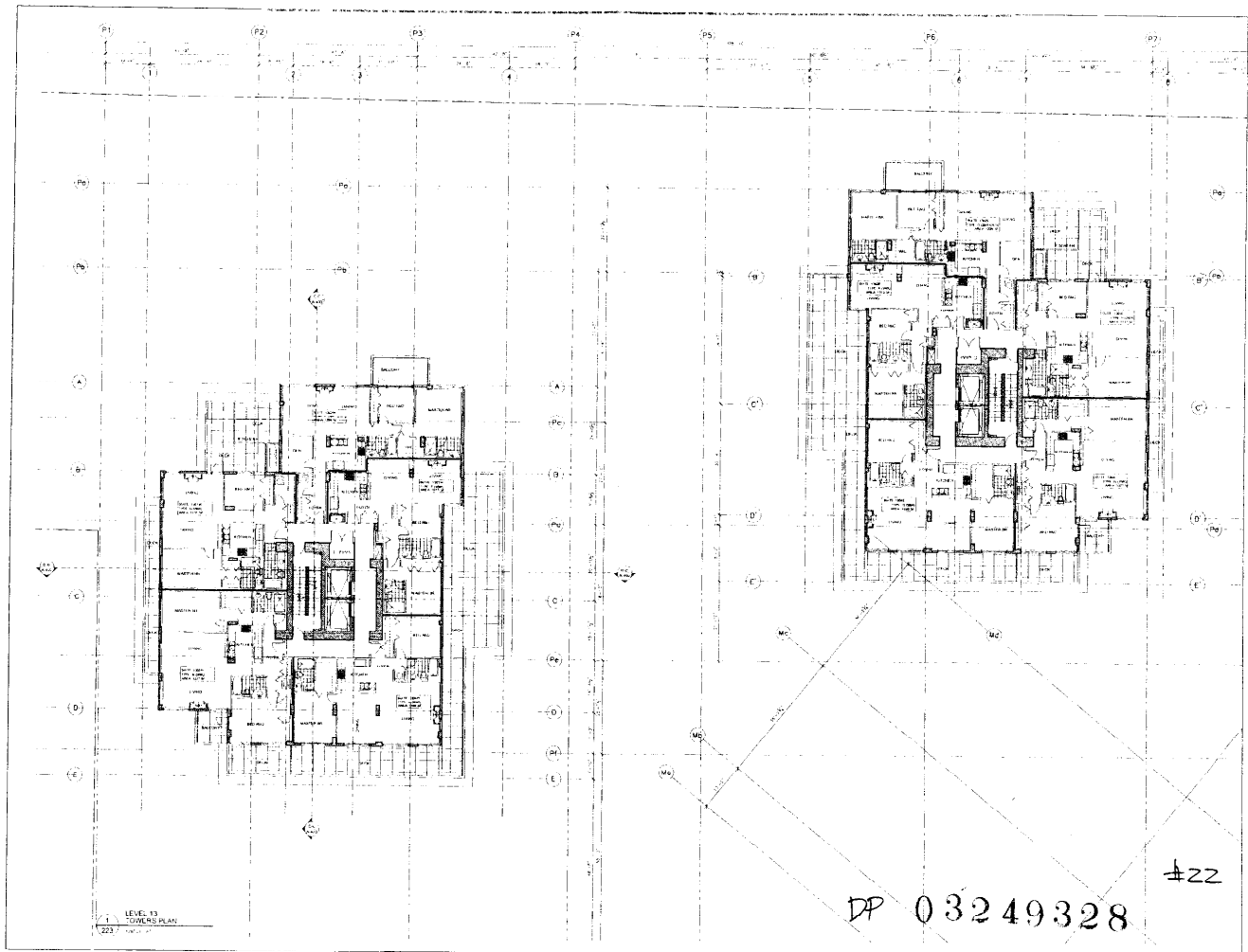
CHILS DHEAKOS ARCHITECTS INC.

RESIDENTIAL HOUSES
FARNSBORO ROAD
WILLOWDALE, B.C.

APP'D DEVELOPMENT GROUP

L10 & L11
MIRISE PLANS

A220 F



LEGEND

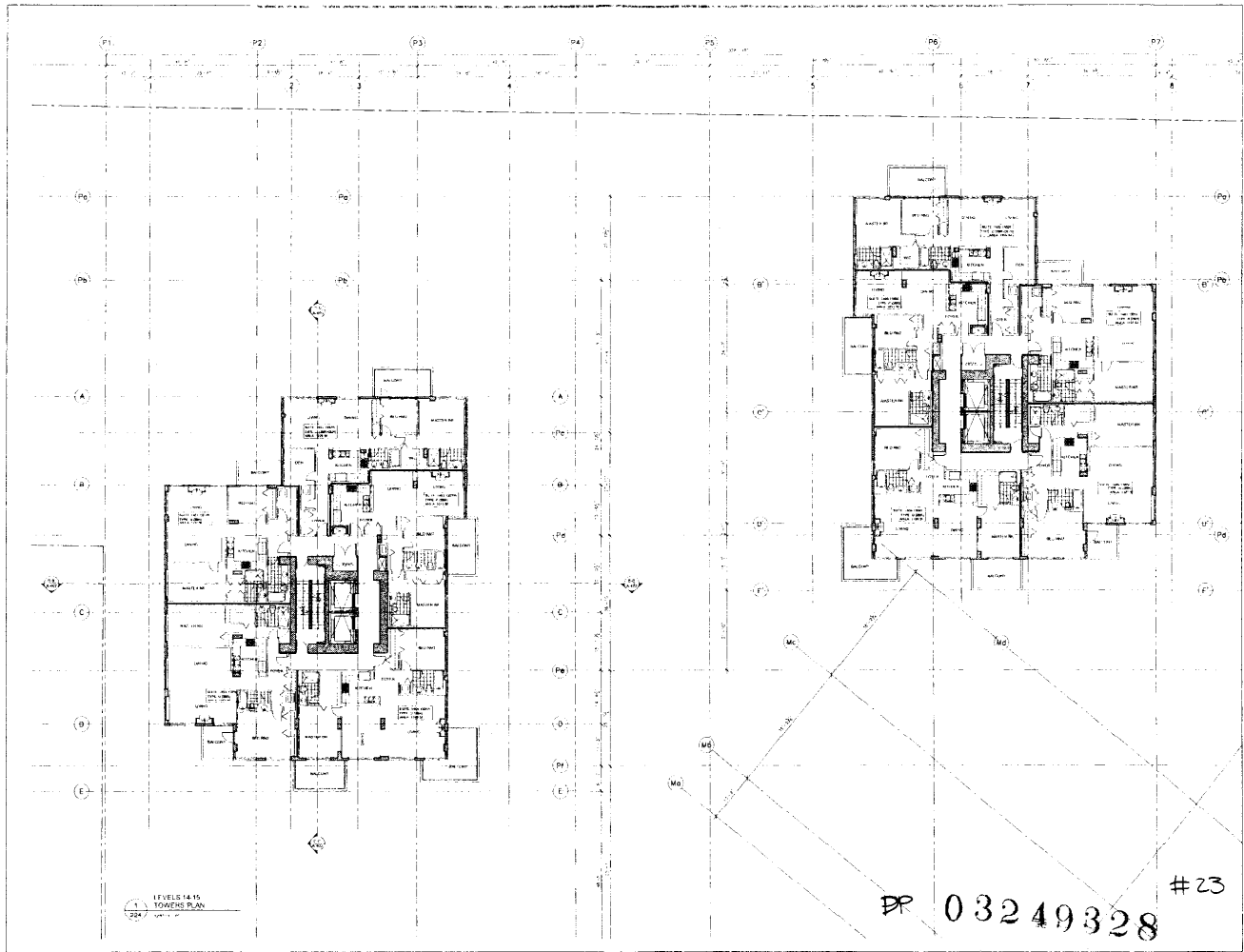
SHADE/OUTLINE
LAST/BLACK
PLOT/BLACK
PLOT/BLACK
PLOT/BLACK

CHS DINEAS
ARCHITECTS, INC.

RESIDENTIAL, H. RES.
AND COMM. RETAIL
REDEVELOPMENT
GROUP

13
TOWERS PLAN

A223 F



LEGEND

[Symbol]	SHADE WALLS
[Symbol]	SHADE WALLS
[Symbol]	SHADE WALLS
[Symbol]	SHADE WALLS

NO.	DESCRIPTION	DATE	BY	CHKD.

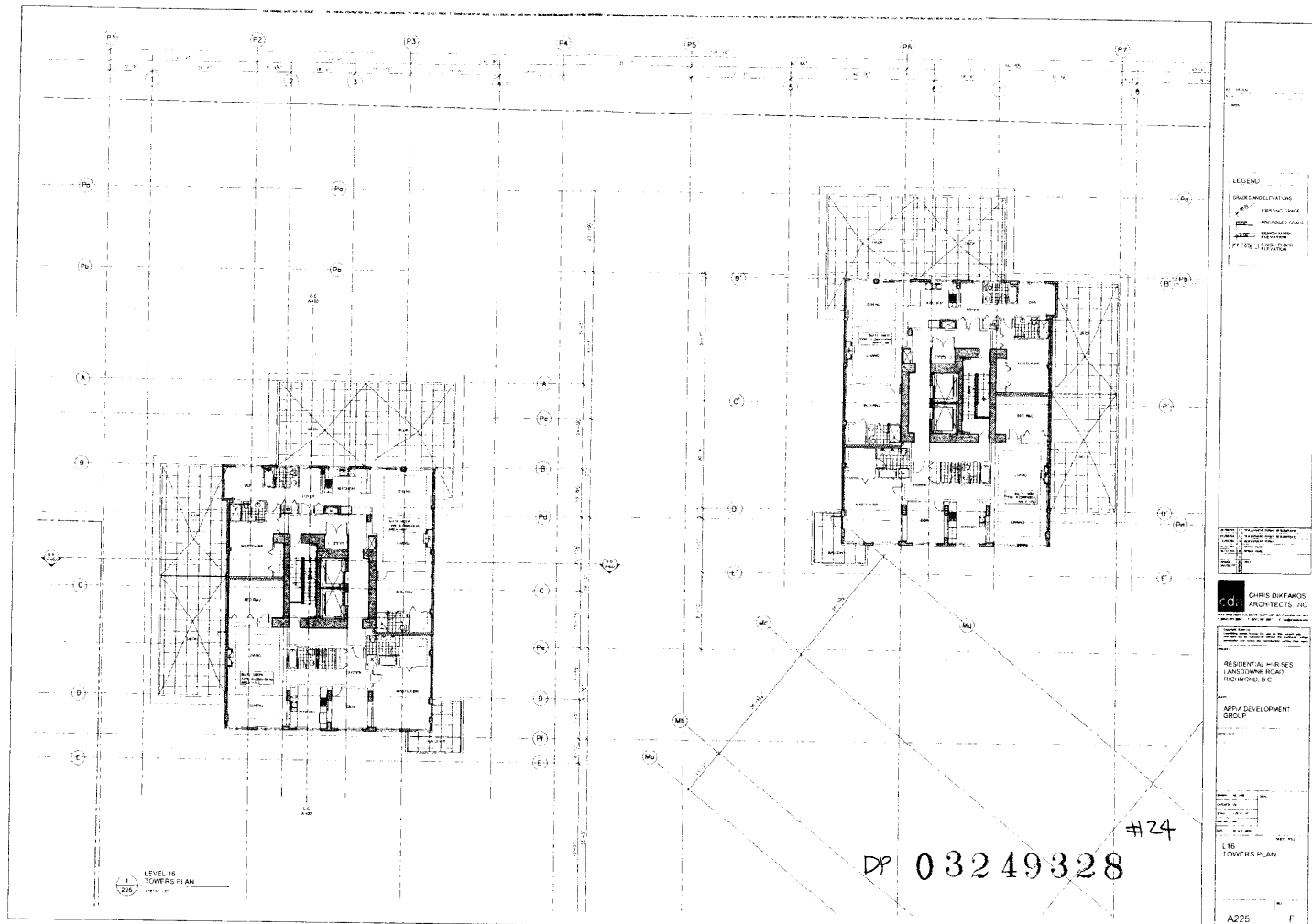
CHRIS DIKAKOS
ARCHITECTS, INC.

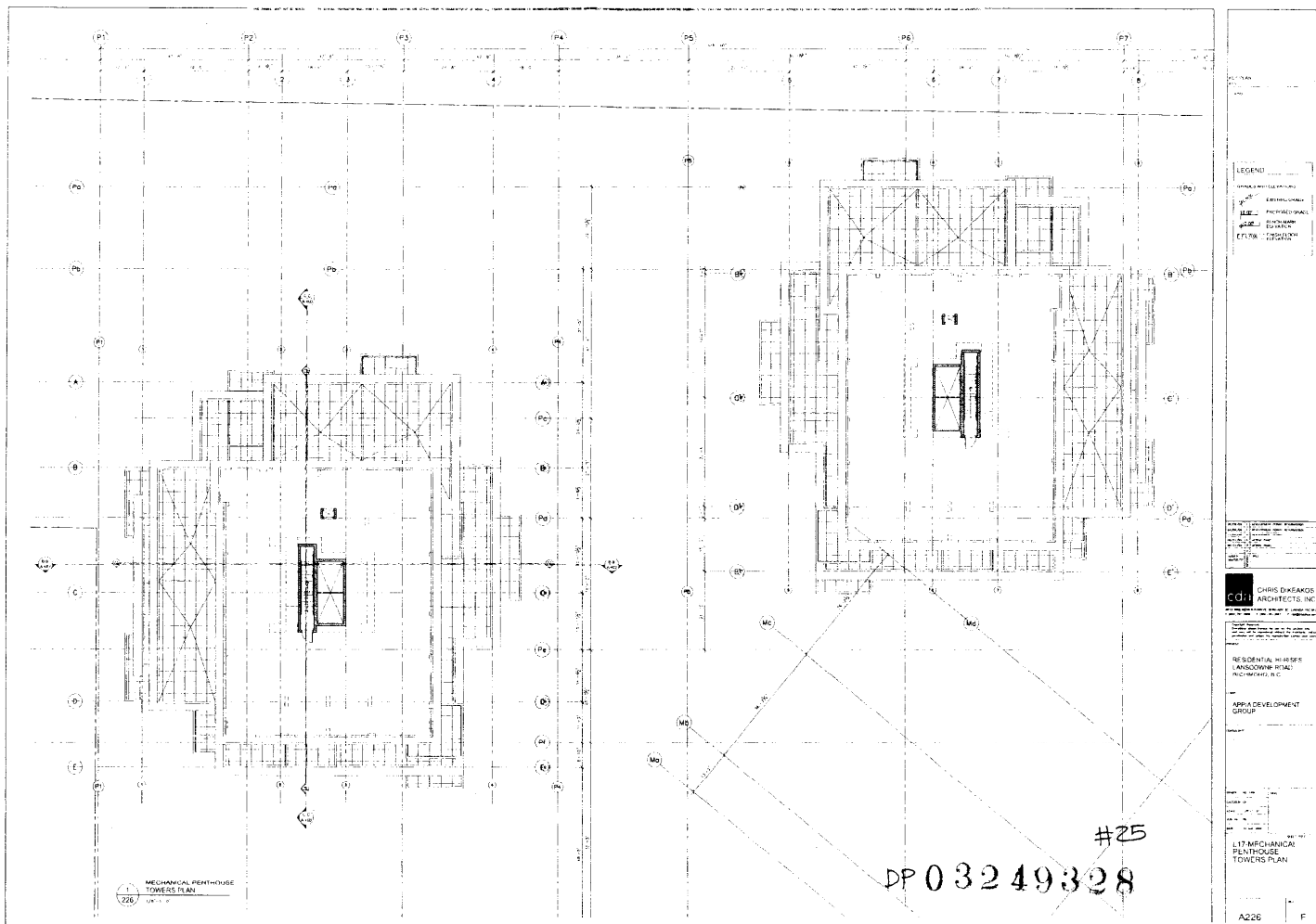
RESIDENTIAL HUBS
AND TOWERS
RECHING, B.C.

ARCHITECTURAL
GROUP

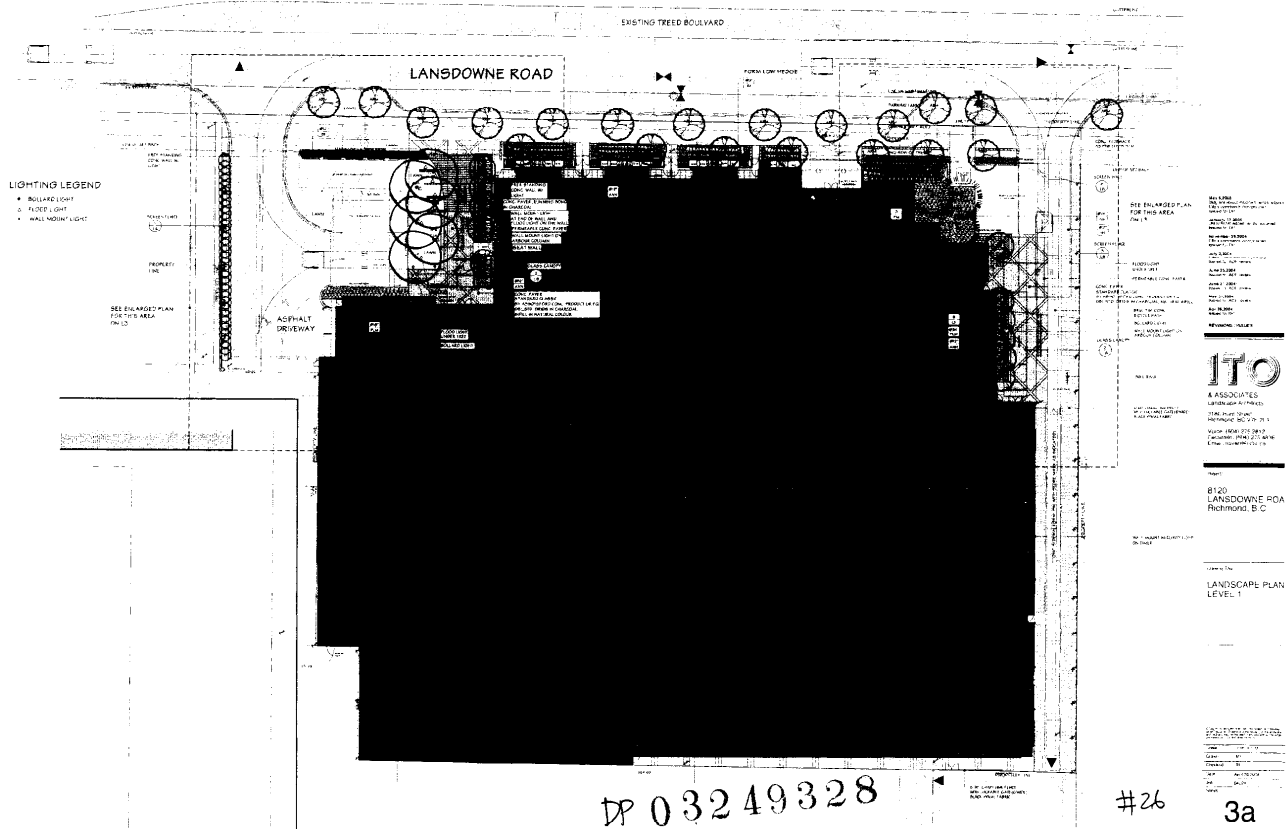
LEVEL 1415
TOWERS PLAN

A224 F





STREET TREE
EXACT LOCATIONS ARE SUBJECT TO APPROVAL BY
ENGINEERING DEPARTMENT AND
SPECIES OF THE TREES TO BE APPROVED BY PARKS DEPT.





ITO
& ASSOCIATES
 Landscape Architects
 2180 Main Street
 Richmond BC V6E 2L4
 Phone: (604) 275-2612
 Facsimile: (604) 275-4825
 Email: mitch@ito.ca

8120
LANSDOWNE ROAD
Richmond, B.C.

LANDSCAPE PLAN
LEVEL 3

1. **Scale** 100 = 100%
 2. **Drawn** 100 = 100%
 3. **Capacity** 75 = 75%
 4. **Flow** 40 = 40%

DP 03249328

#27

3b

PLANT LIST

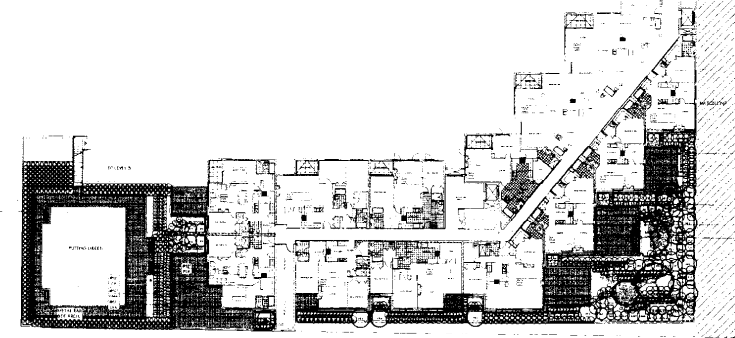
PLANT LIST

ITEM	ITEM NAME	QUANTITY	UNIT
101	10' TALL TREES	10	EA
102	8' TALL TREES	20	EA
103	6' TALL TREES	30	EA
104	4' TALL TREES	40	EA
105	2' TALL TREES	50	EA
106	1' TALL TREES	60	EA
107	SHRUBS	100	EA
108	FLORAL PLANTS	200	EA
109	GRASSES	300	EA
110	GROUND COVERS	400	EA
111	WATER FEATURES	5	EA
112	SEATING	10	EA
113	WALKWAYS	100	EA
114	DRIVEWAYS	50	EA
115	PARKING SPACES	20	EA
116	LANDSCAPE LIGHTS	50	EA
117	WATER FEATURES	5	EA
118	SEATING	10	EA
119	WALKWAYS	100	EA
120	DRIVEWAYS	50	EA
121	PARKING SPACES	20	EA
122	LANDSCAPE LIGHTS	50	EA
123	WATER FEATURES	5	EA
124	SEATING	10	EA
125	WALKWAYS	100	EA
126	DRIVEWAYS	50	EA
127	PARKING SPACES	20	EA
128	LANDSCAPE LIGHTS	50	EA
129	WATER FEATURES	5	EA
130	SEATING	10	EA
131	WALKWAYS	100	EA
132	DRIVEWAYS	50	EA
133	PARKING SPACES	20	EA
134	LANDSCAPE LIGHTS	50	EA
135	WATER FEATURES	5	EA
136	SEATING	10	EA
137	WALKWAYS	100	EA
138	DRIVEWAYS	50	EA
139	PARKING SPACES	20	EA
140	LANDSCAPE LIGHTS	50	EA
141	WATER FEATURES	5	EA
142	SEATING	10	EA
143	WALKWAYS	100	EA
144	DRIVEWAYS	50	EA
145	PARKING SPACES	20	EA
146	LANDSCAPE LIGHTS	50	EA
147	WATER FEATURES	5	EA
148	SEATING	10	EA
149	WALKWAYS	100	EA
150	DRIVEWAYS	50	EA
151	PARKING SPACES	20	EA
152	LANDSCAPE LIGHTS	50	EA
153	WATER FEATURES	5	EA
154	SEATING	10	EA
155	WALKWAYS	100	EA
156	DRIVEWAYS	50	EA
157	PARKING SPACES	20	EA
158	LANDSCAPE LIGHTS	50	EA
159	WATER FEATURES	5	EA
160	SEATING	10	EA
161	WALKWAYS	100	EA
162	DRIVEWAYS	50	EA
163	PARKING SPACES	20	EA
164	LANDSCAPE LIGHTS	50	EA
165	WATER FEATURES	5	EA
166	SEATING	10	EA
167	WALKWAYS	100	EA
168	DRIVEWAYS	50	EA
169	PARKING SPACES	20	EA
170	LANDSCAPE LIGHTS	50	EA
171	WATER FEATURES	5	EA
172	SEATING	10	EA
173	WALKWAYS	100	EA
174	DRIVEWAYS	50	EA
175	PARKING SPACES	20	EA
176	LANDSCAPE LIGHTS	50	EA
177	WATER FEATURES	5	EA
178	SEATING	10	EA
179	WALKWAYS	100	EA
180	DRIVEWAYS	50	EA
181	PARKING SPACES	20	EA
182	LANDSCAPE LIGHTS	50	EA
183	WATER FEATURES	5	EA
184	SEATING	10	EA
185	WALKWAYS	100	EA
186	DRIVEWAYS	50	EA
187	PARKING SPACES	20	EA
188	LANDSCAPE LIGHTS	50	EA
189	WATER FEATURES	5	EA
190	SEATING	10	EA
191	WALKWAYS	100	EA
192	DRIVEWAYS	50	EA
193	PARKING SPACES	20	EA
194	LANDSCAPE LIGHTS	50	EA
195	WATER FEATURES	5	EA
196	SEATING	10	EA
197	WALKWAYS	100	EA
198	DRIVEWAYS	50	EA
199	PARKING SPACES	20	EA
200	LANDSCAPE LIGHTS	50	EA

NOTES:
1. SEE SITE PLAN FOR LOCATION OF PLANTING.
2. SEE SPECIFICATIONS FOR PLANTING.
3. SEE NOTES FOR PLANTING.
4. SEE NOTES FOR PLANTING.
5. SEE NOTES FOR PLANTING.
6. SEE NOTES FOR PLANTING.
7. SEE NOTES FOR PLANTING.
8. SEE NOTES FOR PLANTING.
9. SEE NOTES FOR PLANTING.
10. SEE NOTES FOR PLANTING.
11. SEE NOTES FOR PLANTING.
12. SEE NOTES FOR PLANTING.
13. SEE NOTES FOR PLANTING.
14. SEE NOTES FOR PLANTING.
15. SEE NOTES FOR PLANTING.
16. SEE NOTES FOR PLANTING.
17. SEE NOTES FOR PLANTING.
18. SEE NOTES FOR PLANTING.
19. SEE NOTES FOR PLANTING.
20. SEE NOTES FOR PLANTING.
21. SEE NOTES FOR PLANTING.
22. SEE NOTES FOR PLANTING.
23. SEE NOTES FOR PLANTING.
24. SEE NOTES FOR PLANTING.
25. SEE NOTES FOR PLANTING.
26. SEE NOTES FOR PLANTING.
27. SEE NOTES FOR PLANTING.
28. SEE NOTES FOR PLANTING.
29. SEE NOTES FOR PLANTING.
30. SEE NOTES FOR PLANTING.
31. SEE NOTES FOR PLANTING.
32. SEE NOTES FOR PLANTING.
33. SEE NOTES FOR PLANTING.
34. SEE NOTES FOR PLANTING.
35. SEE NOTES FOR PLANTING.
36. SEE NOTES FOR PLANTING.
37. SEE NOTES FOR PLANTING.
38. SEE NOTES FOR PLANTING.
39. SEE NOTES FOR PLANTING.
40. SEE NOTES FOR PLANTING.
41. SEE NOTES FOR PLANTING.
42. SEE NOTES FOR PLANTING.
43. SEE NOTES FOR PLANTING.
44. SEE NOTES FOR PLANTING.
45. SEE NOTES FOR PLANTING.
46. SEE NOTES FOR PLANTING.
47. SEE NOTES FOR PLANTING.
48. SEE NOTES FOR PLANTING.
49. SEE NOTES FOR PLANTING.
50. SEE NOTES FOR PLANTING.
51. SEE NOTES FOR PLANTING.
52. SEE NOTES FOR PLANTING.
53. SEE NOTES FOR PLANTING.
54. SEE NOTES FOR PLANTING.
55. SEE NOTES FOR PLANTING.
56. SEE NOTES FOR PLANTING.
57. SEE NOTES FOR PLANTING.
58. SEE NOTES FOR PLANTING.
59. SEE NOTES FOR PLANTING.
60. SEE NOTES FOR PLANTING.
61. SEE NOTES FOR PLANTING.
62. SEE NOTES FOR PLANTING.
63. SEE NOTES FOR PLANTING.
64. SEE NOTES FOR PLANTING.
65. SEE NOTES FOR PLANTING.
66. SEE NOTES FOR PLANTING.
67. SEE NOTES FOR PLANTING.
68. SEE NOTES FOR PLANTING.
69. SEE NOTES FOR PLANTING.
70. SEE NOTES FOR PLANTING.
71. SEE NOTES FOR PLANTING.
72. SEE NOTES FOR PLANTING.
73. SEE NOTES FOR PLANTING.
74. SEE NOTES FOR PLANTING.
75. SEE NOTES FOR PLANTING.
76. SEE NOTES FOR PLANTING.
77. SEE NOTES FOR PLANTING.
78. SEE NOTES FOR PLANTING.
79. SEE NOTES FOR PLANTING.
80. SEE NOTES FOR PLANTING.
81. SEE NOTES FOR PLANTING.
82. SEE NOTES FOR PLANTING.
83. SEE NOTES FOR PLANTING.
84. SEE NOTES FOR PLANTING.
85. SEE NOTES FOR PLANTING.
86. SEE NOTES FOR PLANTING.
87. SEE NOTES FOR PLANTING.
88. SEE NOTES FOR PLANTING.
89. SEE NOTES FOR PLANTING.
90. SEE NOTES FOR PLANTING.
91. SEE NOTES FOR PLANTING.
92. SEE NOTES FOR PLANTING.
93. SEE NOTES FOR PLANTING.
94. SEE NOTES FOR PLANTING.
95. SEE NOTES FOR PLANTING.
96. SEE NOTES FOR PLANTING.
97. SEE NOTES FOR PLANTING.
98. SEE NOTES FOR PLANTING.
99. SEE NOTES FOR PLANTING.
100. SEE NOTES FOR PLANTING.

LIGHTING LEGEND

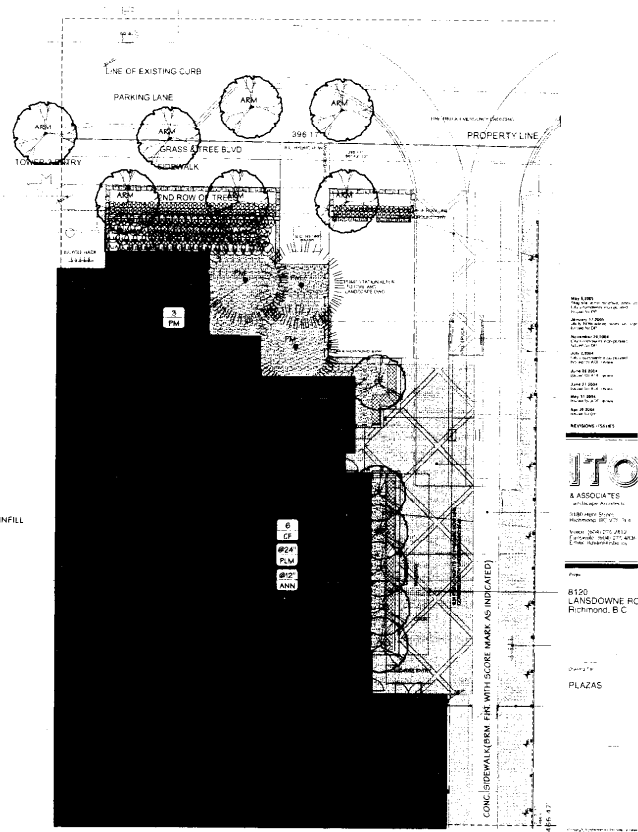
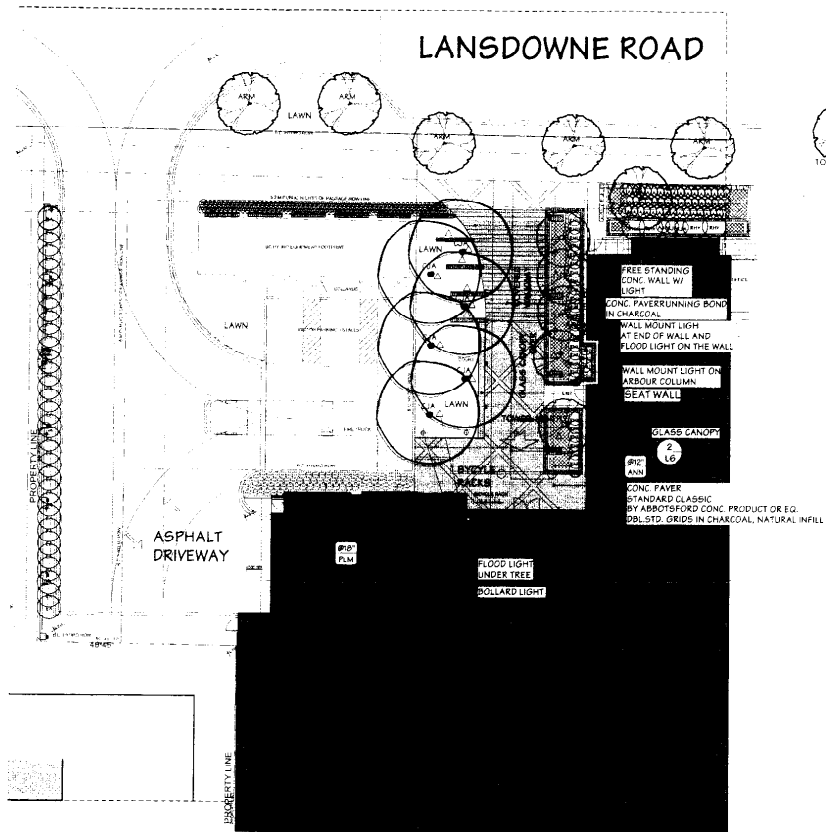
- SOLAR LIGHT
- FLOOD LIGHT
- WALL MOUNTED LIGHT



DP 03249328 #28

3c

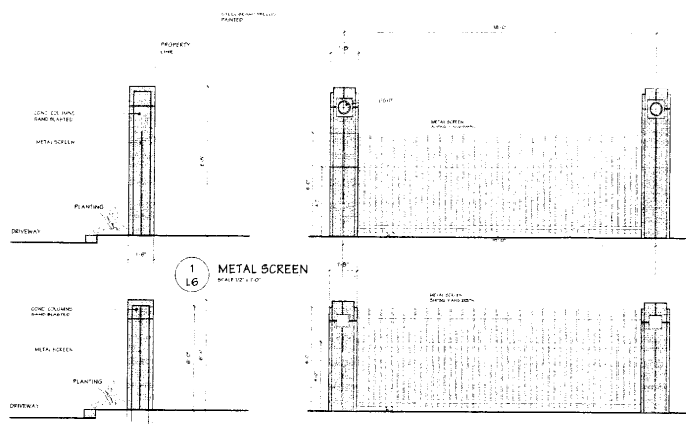
ITO
 & ASSOCIATES
 ARCHITECTS
 1000 West 10th Avenue
 Suite 100
 Anchorage, Alaska 99501
 Phone: (907) 273-1000
 Fax: (907) 273-1001
 E-mail: info@ito.com
 Website: www.ito.com
 8120
 LANDSCAPE PLAN
 LEVEL 4



DP 03249328

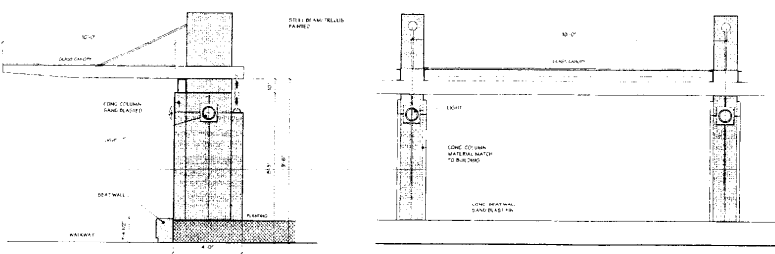
#29

3d

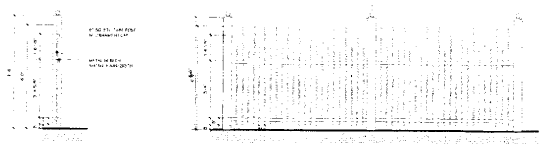


1 L6 METAL SCREEN
SCALE: 1/4" = 1'-0"

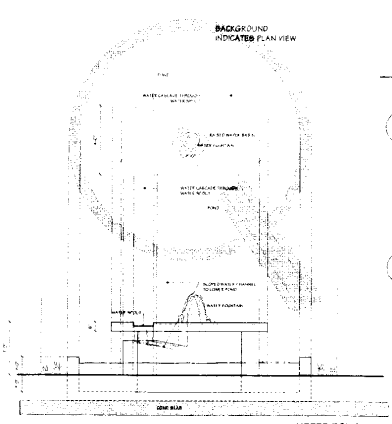
1B L6 METAL SCREEN "B"
SCALE: 1/4" = 1'-0"



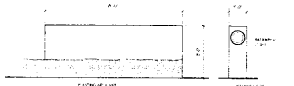
2 L6 WALKWAY GLASS CANOPY
SCALE: 1/4" = 1'-0"



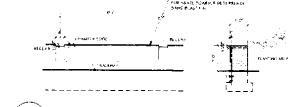
3 L6 SCREEN FENCE
SCALE: 1/4" = 1'-0"



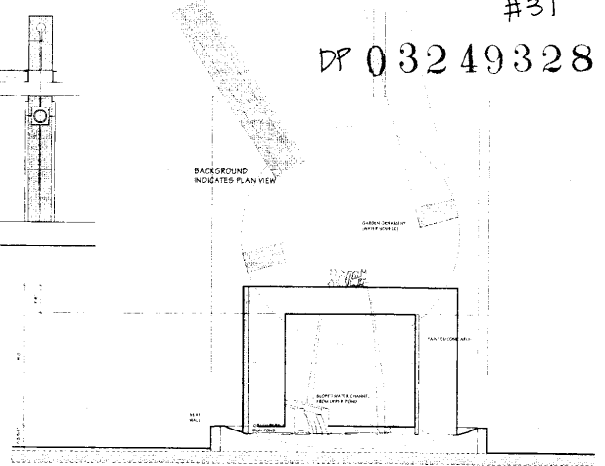
UPPER POND
SCALE: 1/4" = 1'-0"



5 L6 LOW CONC. WALL IN PLAZA
SCALE: 1/4" = 1'-0"



6 L6 PLANTER WALL IN PLAZA
SCALE: 1/4" = 1'-0"



4 L6 WATER FEATURE
SCALE: 1/4" = 1'-0"

LOWER POND
SCALE: 1/4" = 1'-0"

#31
DP 03249328

ITO
ASSOCIATES
ARCHITECTS
8120 LANSDOWNE ROAD
RICHMOND, B.C.
CANADA V6X 2E1
TEL: (604) 271-1111
FAX: (604) 271-1112
WWW. ITO-ASSOCIATES.COM

DETAILS