



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 20, 2020

From: Wayne Craig
Director, Development

File: DP 16-740262

Re: **Application by 0989705 B.C. Ltd. for a Development Permit at 5333 No. 3 Road
(formerly 7960 Alderbridge Way and 5333 & 5411 No. 3 Road)**

Staff Recommendation

That the attached plans to change cladding materials on the building elevations, as well as changes to parking, bicycle facilities and electrical service areas, be considered to be in General Compliance with the approved Development Permit (DP 16-740262).

Wayne Craig
Director, Development
(604-247-4625)

WC:sb
Att. 3

Staff Report

Origin

0989705 B.C. Ltd. has requested a General Compliance ruling regarding changes to the approved Development Permit (DP 16-740262) for a 14-storey, 18,720 m² (201,500 ft²), mixed-use development at 5333 No. 3 Road (formerly 7960 Alderbridge Way and 5333 & 5411 No. 3 Road) on a site zoned “City Centre High Density Mixed Use (ZMU34) – Lansdowne Village” (Attachment 1). The project includes six residential towers and one office tower located above a large podium that includes interior parking and service areas, and commercial spaces facing the public realm on the north, south, east and west sides of the development. This Development Permit was endorsed by the Development Permit Panel on August 8, 2018, and was issued and the associated rezoning bylaw adopted (RZ 15-692485) by Council on November 13, 2018.

This staff report summarizes proposed modifications to the approved Development Permit including changes to the cladding materials on the building elevations as well as changes to parking, bicycle facilities and electrical service areas.

Background

Development surrounding the subject site is as follows:

To the North: Across Alderbridge Way, existing, low-scale, commercial development.

To the East: Across No. 3 Road, the Lansdowne Mall site, which is subject to an Official Community Plan (OCP) amendment application to adjust the land use designation (CP 15-717017). This application is under staff review.

To the South: Across the future, new east-west road, existing low- and medium-scale commercial development. The lots at 5591, 5631, 5651 and 5671 No. 3 Road are subject to a rezoning application (RZ 17-779262) for a mixed-use development that is at 3rd reading. These lots are also subject to a Development Permit application (DP 18-829141) that is under staff review and will be the subject of separate reporting. The lot at 5551 No. 3 Road is not part of the development site to the south.

To the West: Across the existing City lane, existing low-scale commercial and light industrial development with surface parking. The property at 5520 Minoru Boulevard (located to the south-west of the subject site) is subject to a rezoning application for a mixed-use development (RZ 16-744658). The application is under staff review.

Staff Comments

The proposed changes to the scheme attached to this report are in general compliance with the original approved Development Permit (Attachment 2). In addition, the modified proposal (Attachment 3) complies with the intent of applicable sections of the Official Community Plan (OCP), the City Centre Area Plan (CCAP), and is in compliance with the “City Centre High Density Mixed Use (ZMU34) – Lansdowne Village” zone.

Analysis

Proposed Changes to Building Elevations

Custom profile metal panel cladding is proposed on the six residential buildings to replace heavier weight terracotta panels. The finish and custom relief profile remain the same. The heavier and more fragile terracotta material would have required increased structural support to meet seismic requirements, which would have resulted in increased thermal bridging. This revision is requested to avoid significant seismic requirements and to increase building envelope thermal performance.

Architectural louvres at the top of the storefront glazing of commercial spaces at the ground level are proposed to be reduced in size and lowered in height with spandrel panels proposed above the louvres. This revision is requested to accommodate the mechanical design within the commercial units.

Painted concrete canopies are proposed over top floor residential balconies facing the internal courtyard at level 9 of buildings A, B and C and level 14 of buildings E and F are proposed to replace steel framed glass canopies. This revision is requested to match the top floor residential balconies facing the streets on all six residential buildings.

These proposed changes will improve the overall form and character of the building design.

Proposed Changes to Parking

Proposed changes to the provision of on-site parking are a result of efficiencies in the parking structure layout that facilitate the additional parking spaces proposed to be provided. The efficiencies were enabled through the applicant working with BC Hydro to refine and reduce the SRW needs for BC Hydro equipment and re-organizing the layout of parking and bicycle storage.

Approved DP 16-740262 provided 1,142 on-site parking spaces overall and did not include any tandem parking spaces. The proposal provides 1,257 on-site parking spaces overall, an increase of 115 parking spaces. The proposal includes 108 additional residential parking spaces, 84 of which are proposed to be provided in a tandem arrangement. The parking spaces being provided in tandem arrangement enables the project to further exceed the minimum parking requirements. The proposed parking provision complies with Richmond Zoning Bylaw 8500 and the changes are supported by the Transportation Department.

Proposed changes to the number and type of parking spaces are summarized in Table 1. Changes to the development's parking provision include the parking layout of the three levels of underground parking, increasing the number of resident and commercial parking spaces, introducing tandem parking, and increasing the size of the accessible parking spaces to meet the new zoning bylaw standard. With the introduction of tandem parking, the owner is required to enter into a legal agreement requiring that every pair of tandem parking spaces be assigned to the same dwelling unit and that tandem parking area be used for parking only and not to be converted to habitable space.

Table 1: Summary of Proposed Changes to Parking

	Bylaw Requirement	DP 16-740262 staff report	Proposed	Change from DP staff report
Parking Spaces	City Centre Zone 1 with TDMs: Residential: 542 Market Rental: 83 Affordable Housing: 27 Visitor (shared): 90 Commercial: 224 Office: 133 Car Share: 4 Total: 1,013	City Centre Zone 1 with TDMs: Residential: 548 Market Rental: 83 Affordable Housing: 27 Visitor (shared): 90 Commercial: 225 Office: 255 Car Share: 4 Total: 1,142	City Centre Zone 1 with TDMs: Residential: 656 Market Rental: 83 Affordable Housing: 27 Visitor (shared): 90 Commercial: 232 Office: 255 Car Share: 4 Total: 1,257	No change 108 space increase No change No change No change 7 space increase No change No change 115 space increase
Accessible spaces	Min 2 %	2% (28 spaces)	2% (27 spaces) and increased in size to meet new standard	1 space decrease
Small Car Spaces	Max. 50%	27% (303 spaces)	34% (428 spaces)	125 space increase
Tandem Spaces	Permitted	None	84 spaces	84 space increase

Proposed Changes to Bicycle Facilities

The secure class 2 bicycle storage spaces are proposed to be redistributed within the parking structure. There is no change to the number of class 2 bicycle storage spaces. The bicycle maintenance room for building A is proposed to be relocated next to the proposed bicycle storage room for building A. This revision is requested to accommodate the proposed parking changes and to provide a more efficient layout and distribution of bicycle storage spaces. Transportation staff have reviewed and support the proposed changes.

Proposed Changes to Electrical Service Areas

The BC Hydro equipment (Vista switch and LPT) and access layout area is proposed to be increased in size at the ground level, and clearance below is proposed to be reduced in depth. The main electrical switch room is proposed to be relocated to the ground floor from level 3. These revisions are requested to meet revised BC Hydro servicing requirements and have been reviewed by Transportation staff with no impacts identified on pedestrian circulation.

Conclusions

0989705 B.C. Ltd. has requested a General Compliance ruling for proposed changes to the cladding materials on the building elevations as well as changes to parking, bicycle facilities and electrical service areas.

Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the proposed changes to the approved Development Permit.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:

Attachment 1: Context Map

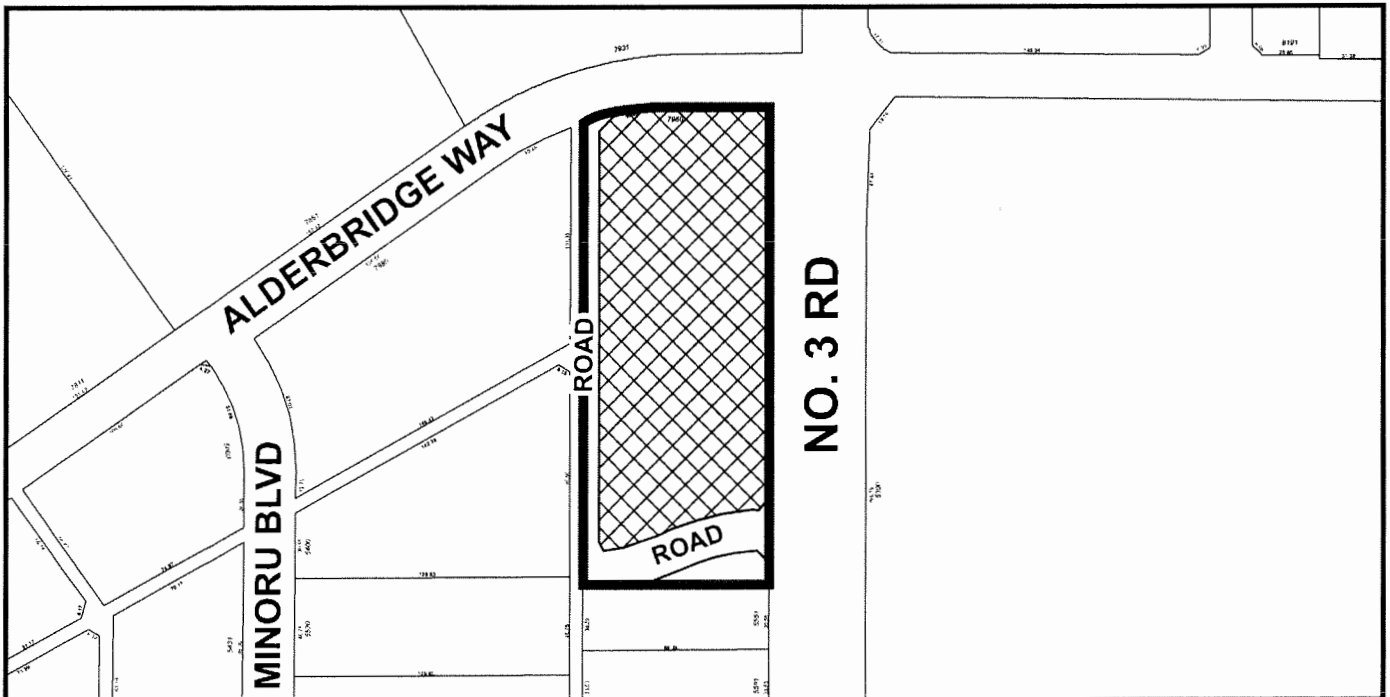
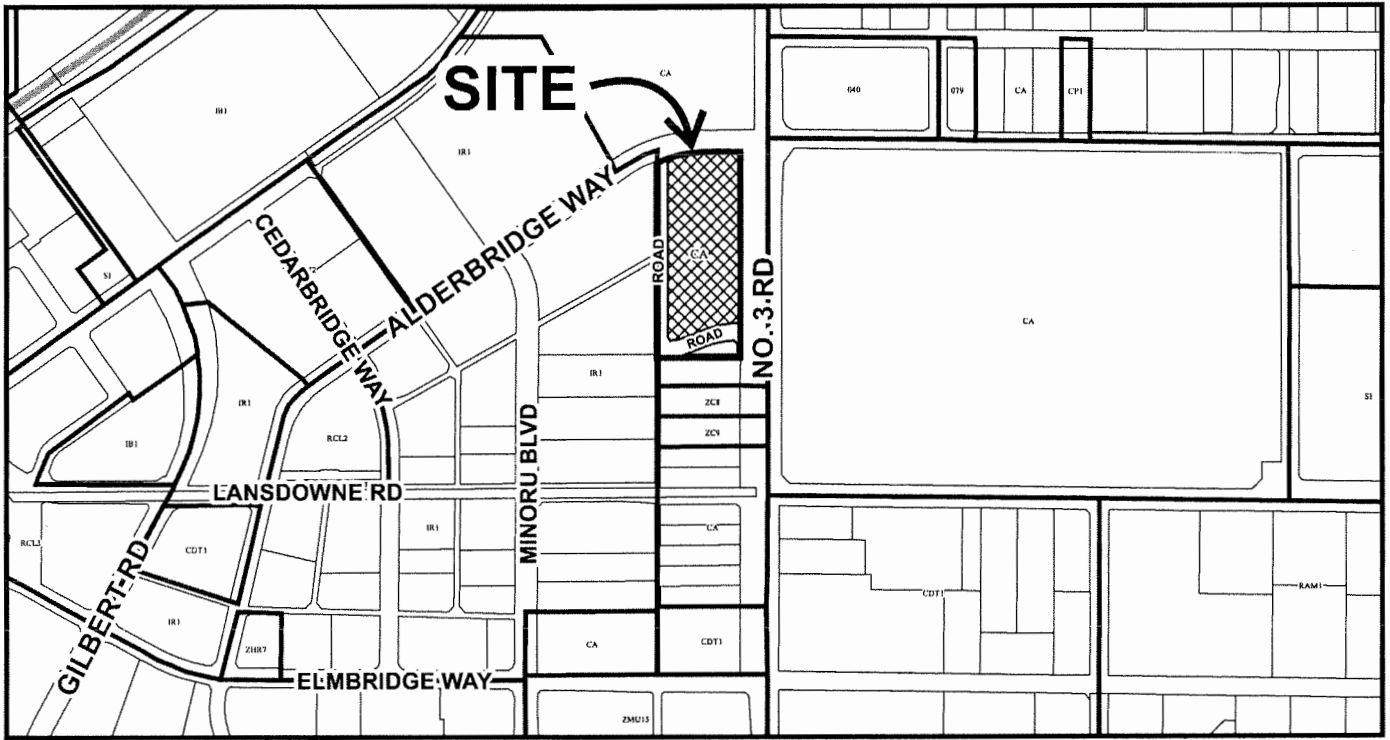
Attachment 2: Relevant Approved Development Permit Plans

Attachment 3: Proposed New Development Permit Plans

Prior to forwarding this application to Council for approval, the owner is required to register a tandem parking legal agreement on title requiring that where two parking spaces are provided in a tandem arrangement, both parking spaces must be assigned to the same dwelling unit for the sole purpose of vehicle parking and prohibiting conversion of any of this area into habitable space including without limitation general storage purposes



City of Richmond



DP 16-740262

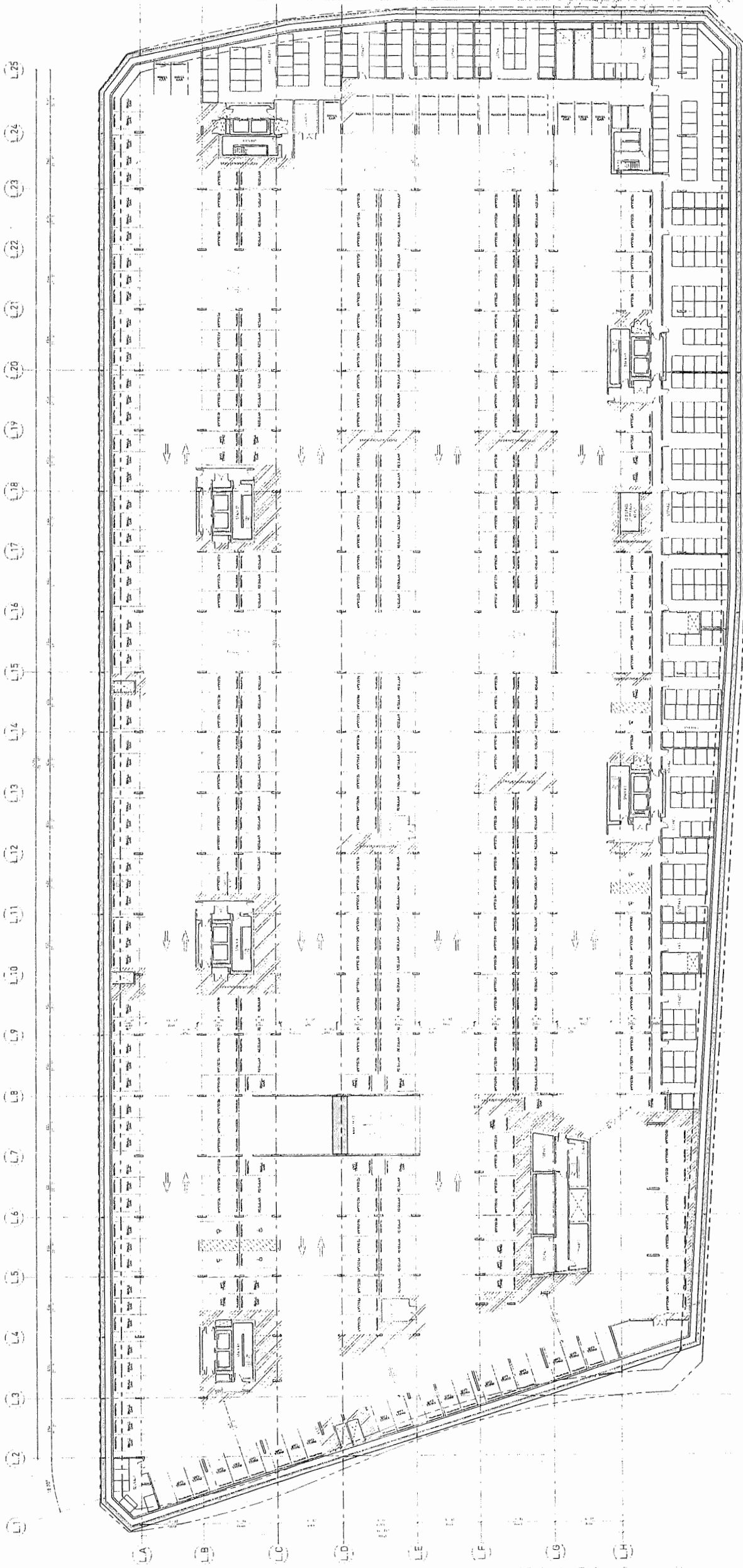
Original Date: 08/18/16
Revision Date: 10/03/18
Note: Dimensions are in METRES



450 WASHINGTON AVE
TEL: 603.233.1616
WWW.GBLINC.COM
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL INTERIORS DESIGNERS
REGISTERED PROFESSIONAL PLANNERS



DP 16-740262 #2



REVISIONS
NO. DATE REVISION
BY TESS/SH 08/26/16 24



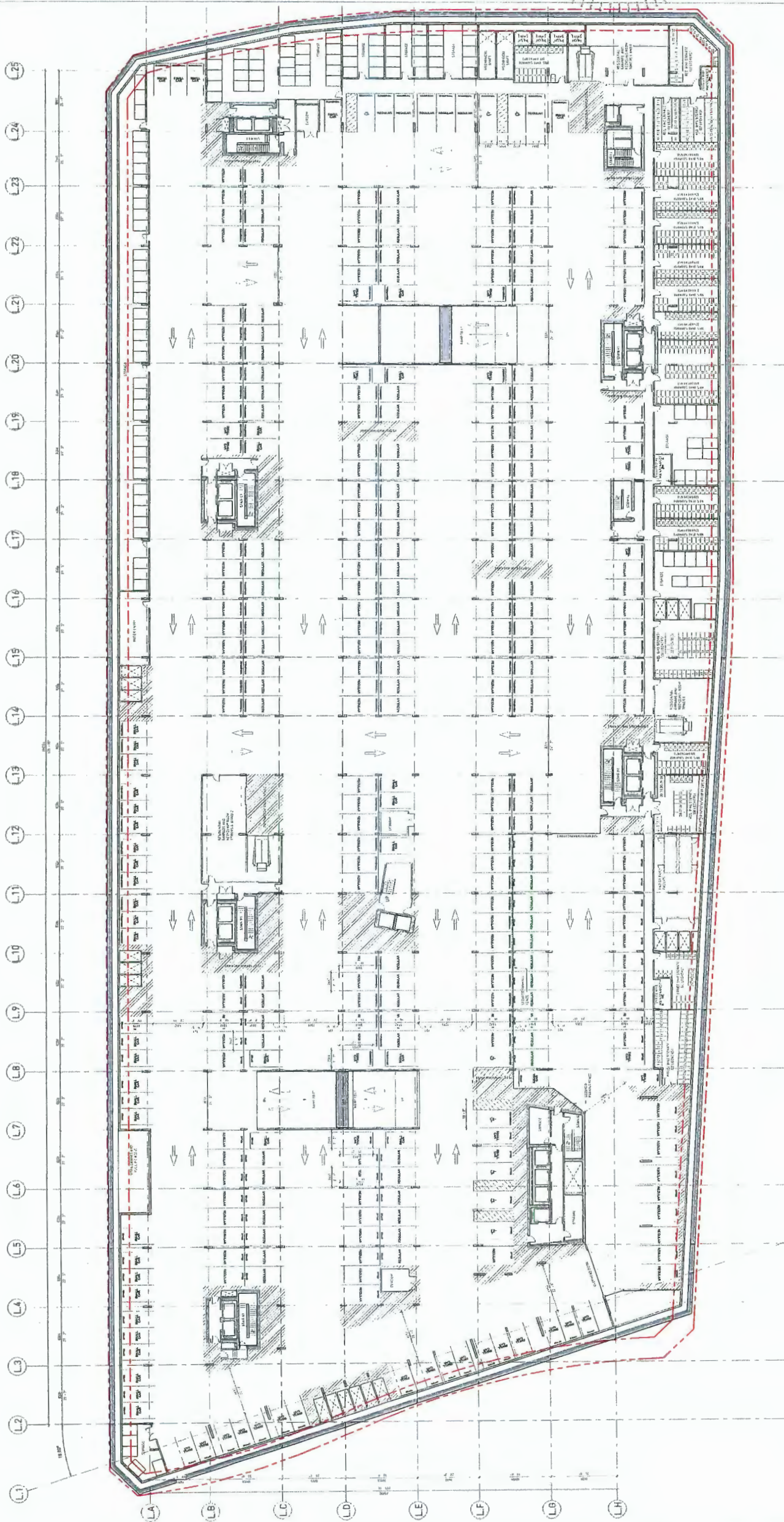
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JOB NUMBER: 17020



DP 16-740262 #4

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7940 ALDERBRIDGE
 WAY

DEVELOPMENT PERMIT

LEVEL PL-1 PLAN

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 CHECKED BY: DMB
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 JOB NUMBER: 17020



DP 16-740262 #6

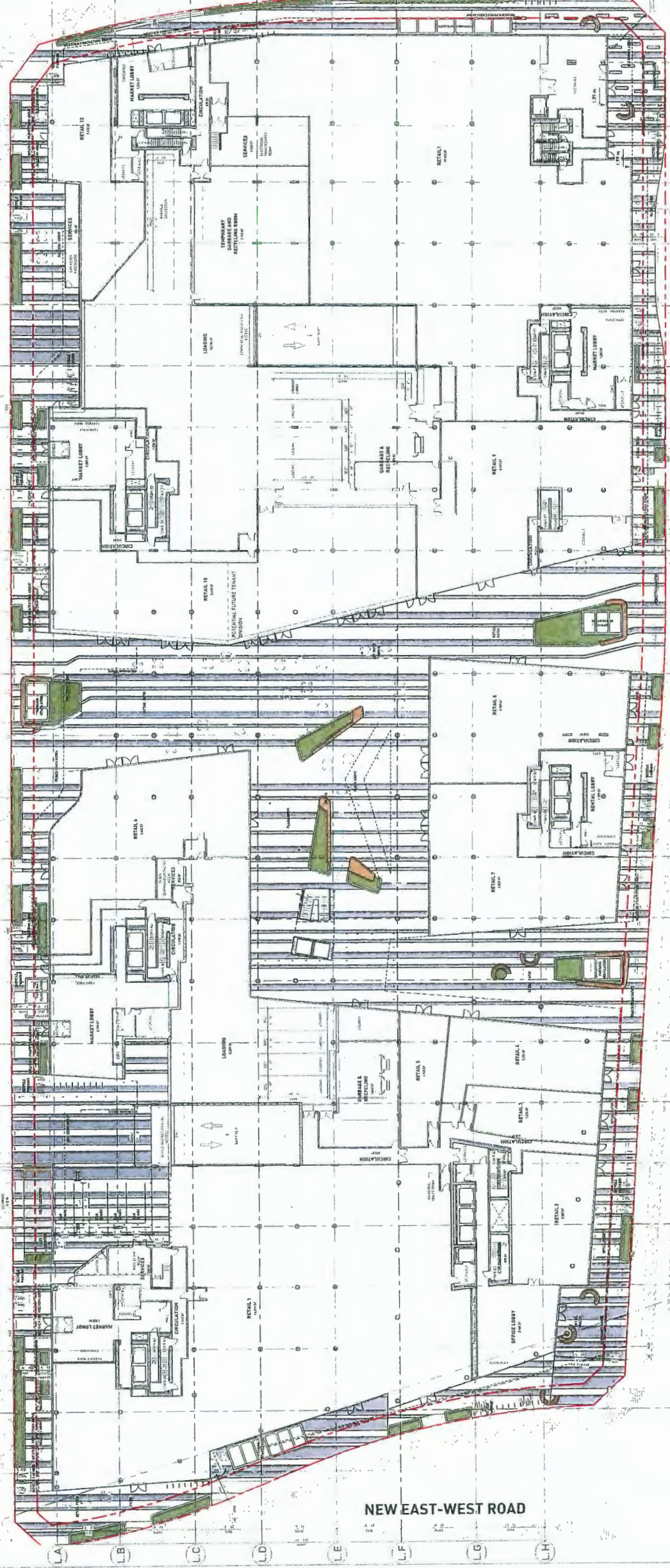
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ALDERBRIDGE WAY

NEW NORTH-SOUTH ROAD

NEW EAST-WEST ROAD

NO. 3 ROAD



REV	DATE	DESCRIPTION	DESIGNED BY
01	10/22/18	ISSUED FOR DP	



7960 ALDERBRIDGE WAY
 DEVELOPMENT PERMIT
 LEVEL 1 PLAN

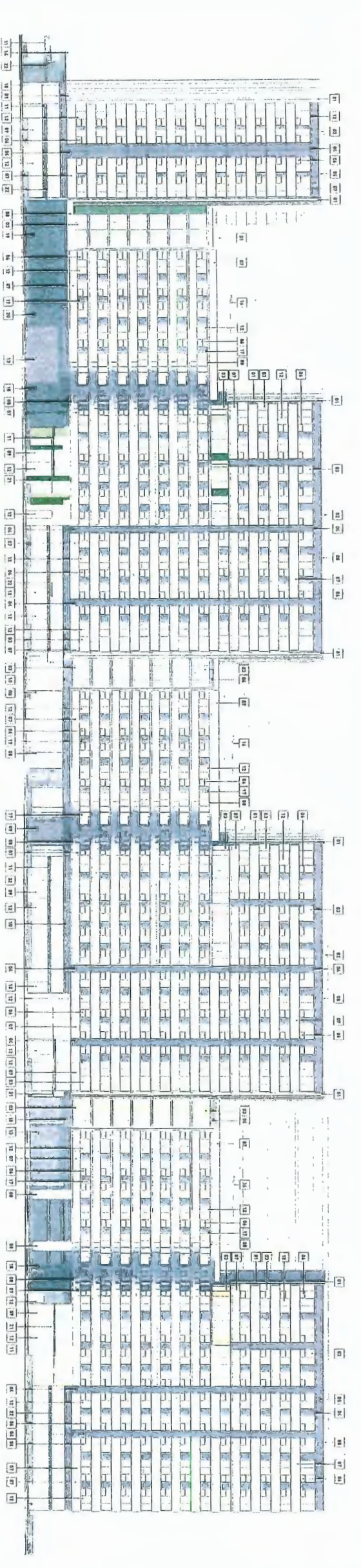
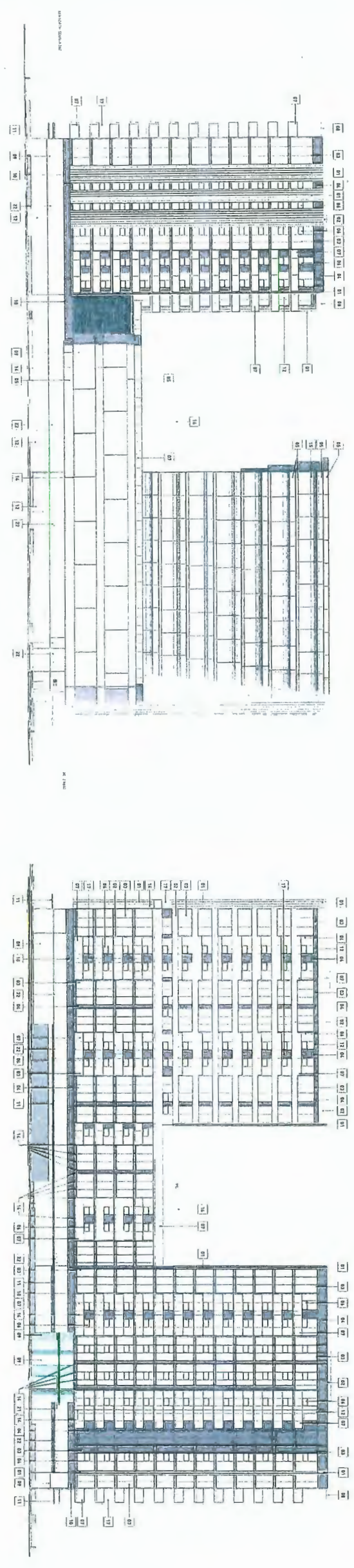
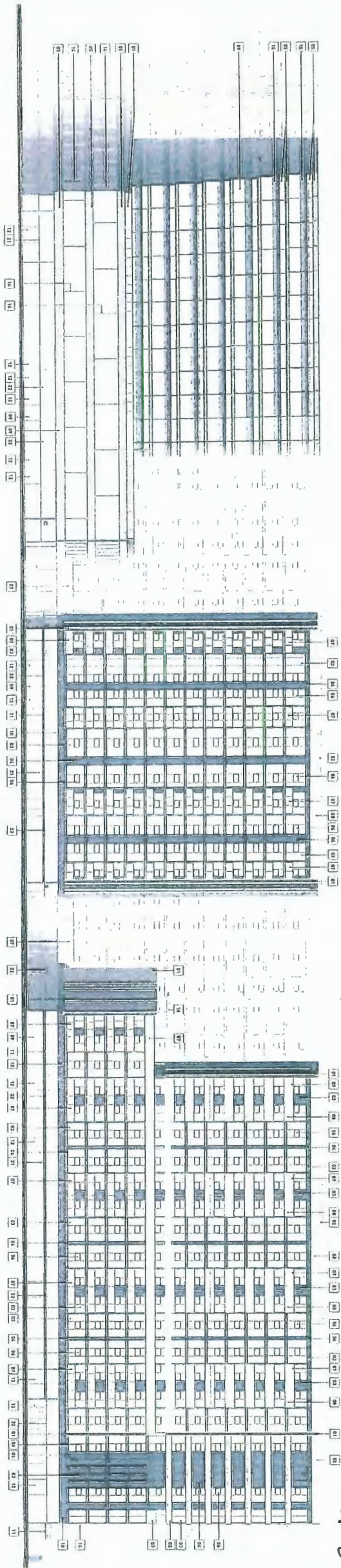
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DP 16-740262

#28

gbl

gbl ARCHITECTS INC.
 755, 101, 201, 1114
 VANCOUVER, BC CANADA V6J 1A8
 TEL: 604 278 1214
 FAX: 604 278 1215
 WWW.GBLARCHITECTS.COM
 BRITISH COLUMBIA ARCHITECTS ASSOCIATION MEMBER



REVISIONS

NO	DATE	REVISION
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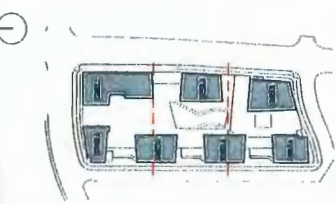
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16	Window Seal	White
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18	Window Hardware	White
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20	Window Accessories	White



7950 ALDERBRIDGE
 WAY
 DEVELOPMENT PERMIT
 ELEVATIONS

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 JOB NUMBER: 17020

A5.00



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7	Interior Wall System
8	Roofing
9	Windows
10	Doors
11	Handrails
12	Staircase
13	Lighting
14	Paint
15	Finish
16	Trim
17	Hardware
18	Fasteners
19	Sealant
20	Grout
21	Adhesive
22	Membrane
23	Underlayment
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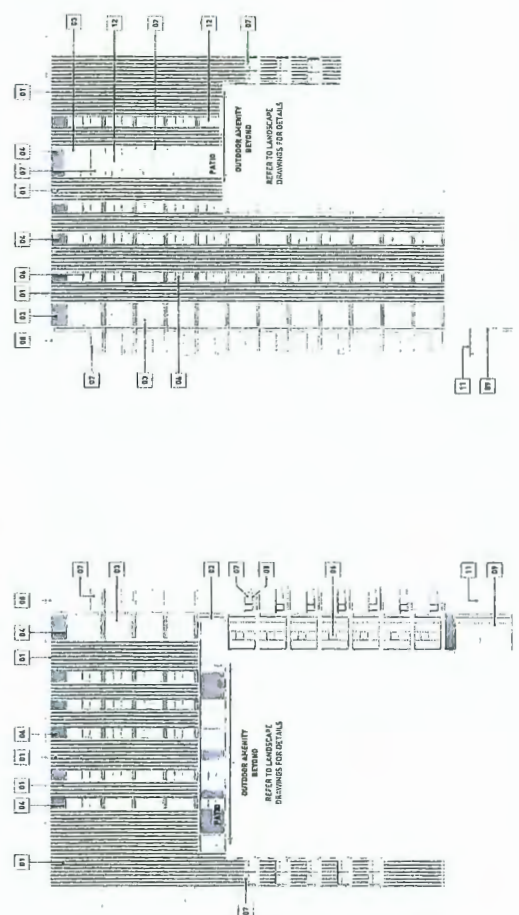
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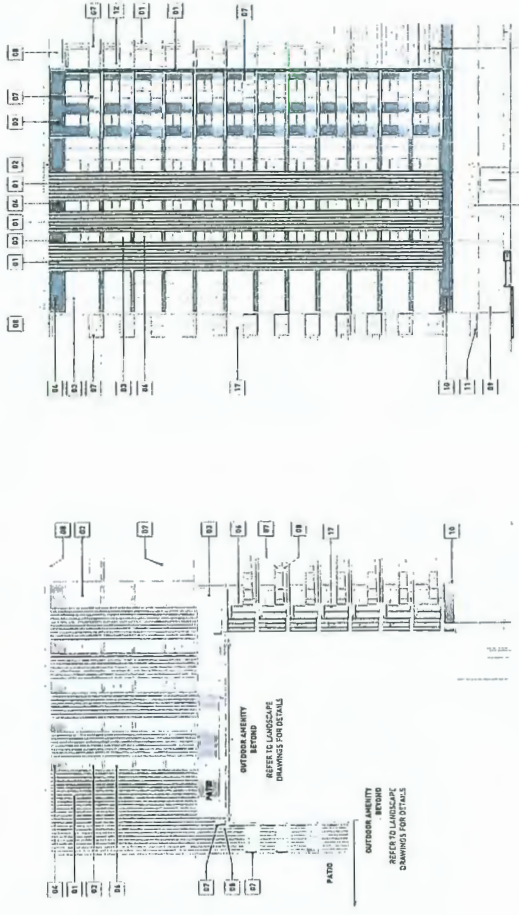
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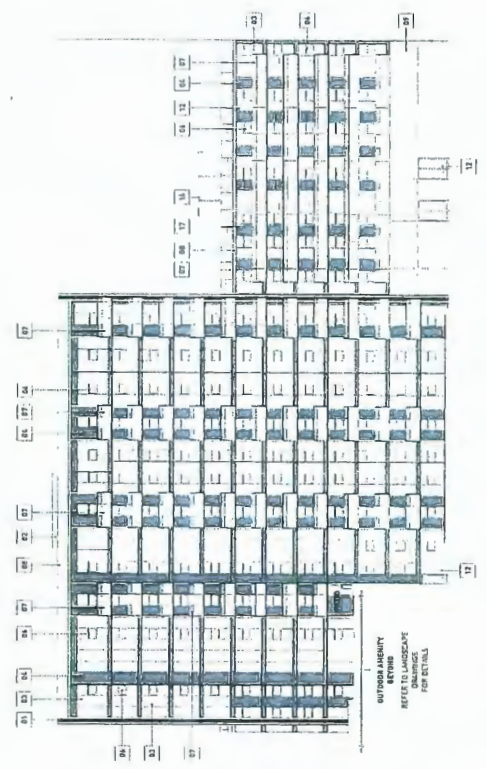
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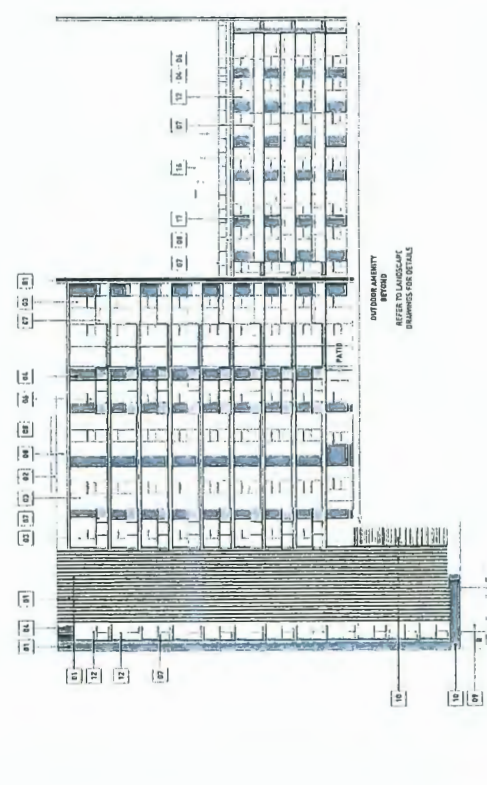
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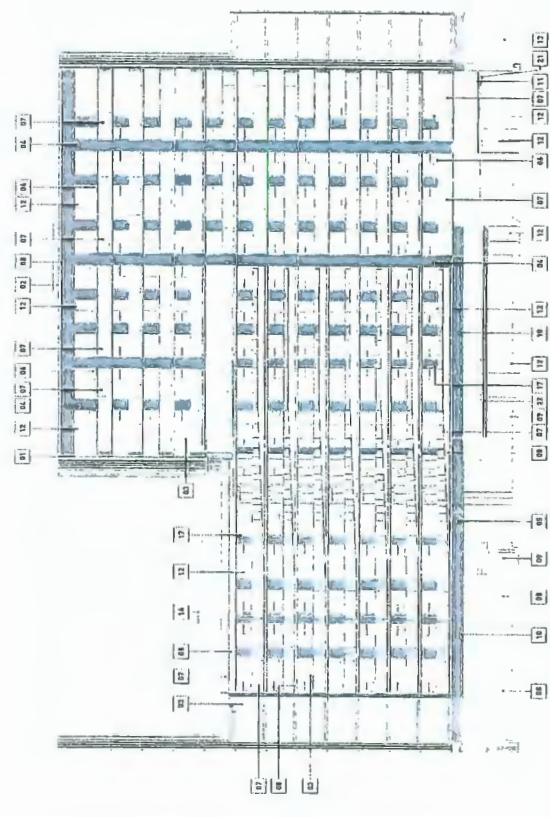
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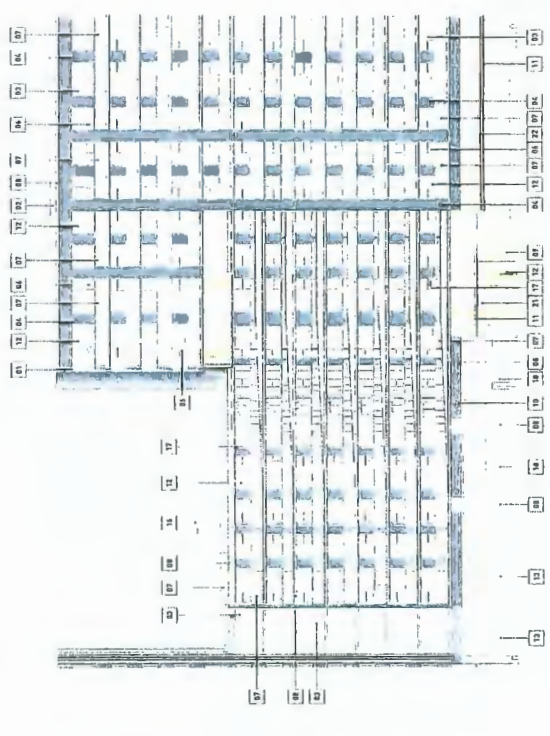
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TOWER B - WEST ELEVATION 1/8"=1'-0"



TOWER A - WEST ELEVATION 1/8"=1'-0"



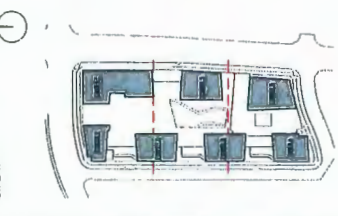
TOWER B - NORTH ELEVATION 1/8"=1'-0"

DP 16-740262 #31

gbi

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KEYPLAN



REVISIONS

NO	DATE	DESCRIPTION
01	10/20/14	ISSUED FOR DP

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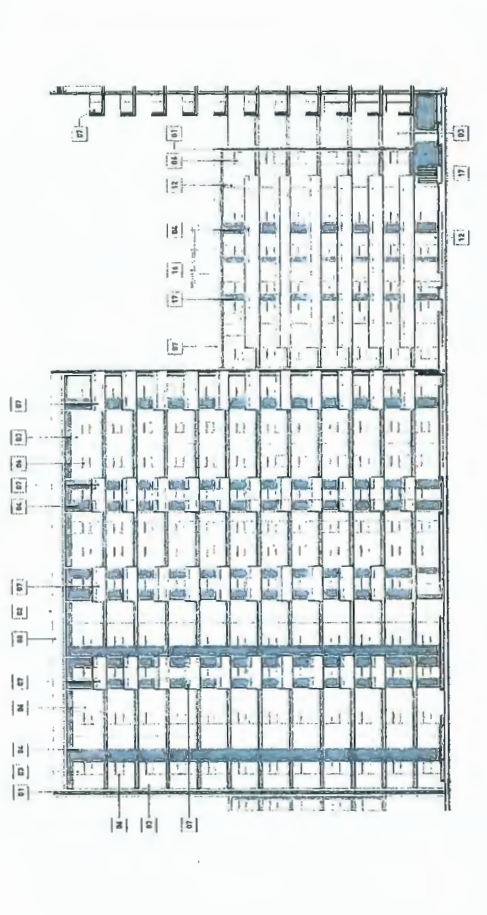
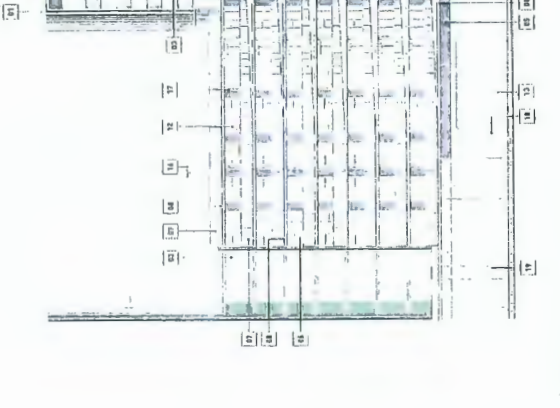
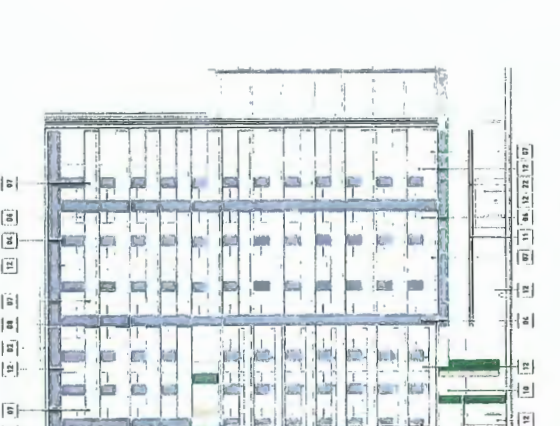
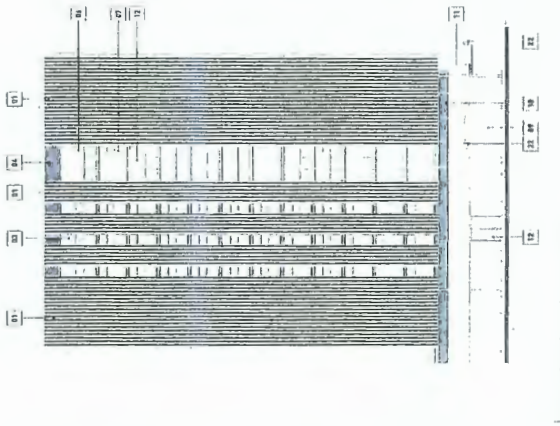
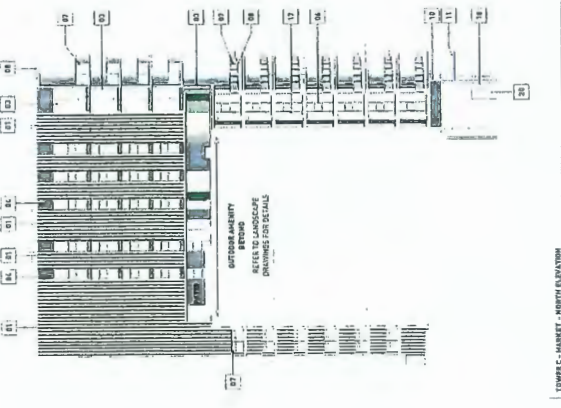
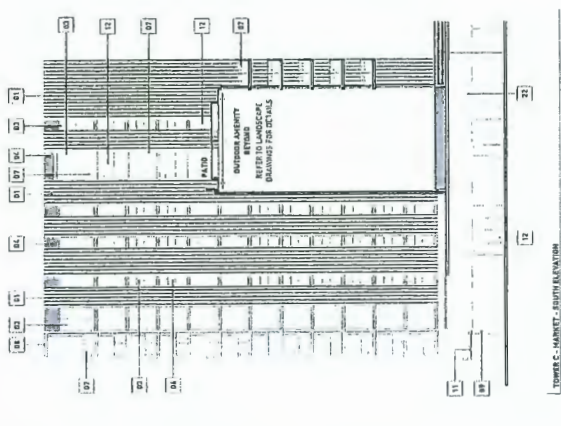
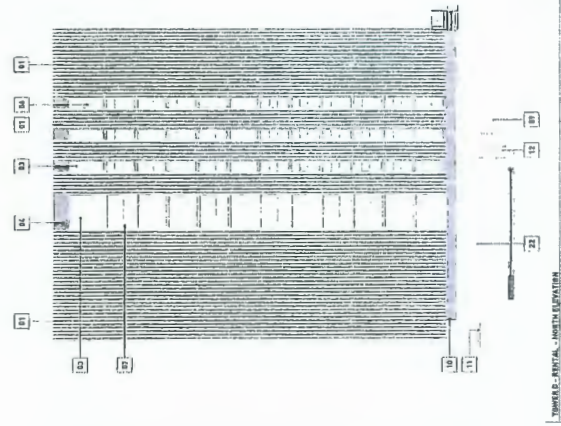
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7960 ALDERBRIDGE WAY
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 CHECKED BY: [Name]
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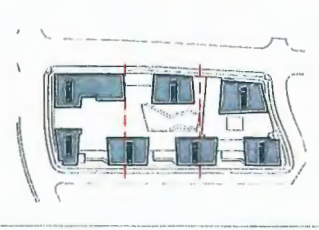


DP 16-740262 #32

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 www.gblarchitects.com

REVISIONS
 NO. DATE DESCRIPTION
 01 06/18/14 CORRECTED PER DISCREPANCY



MATERIAL LIST

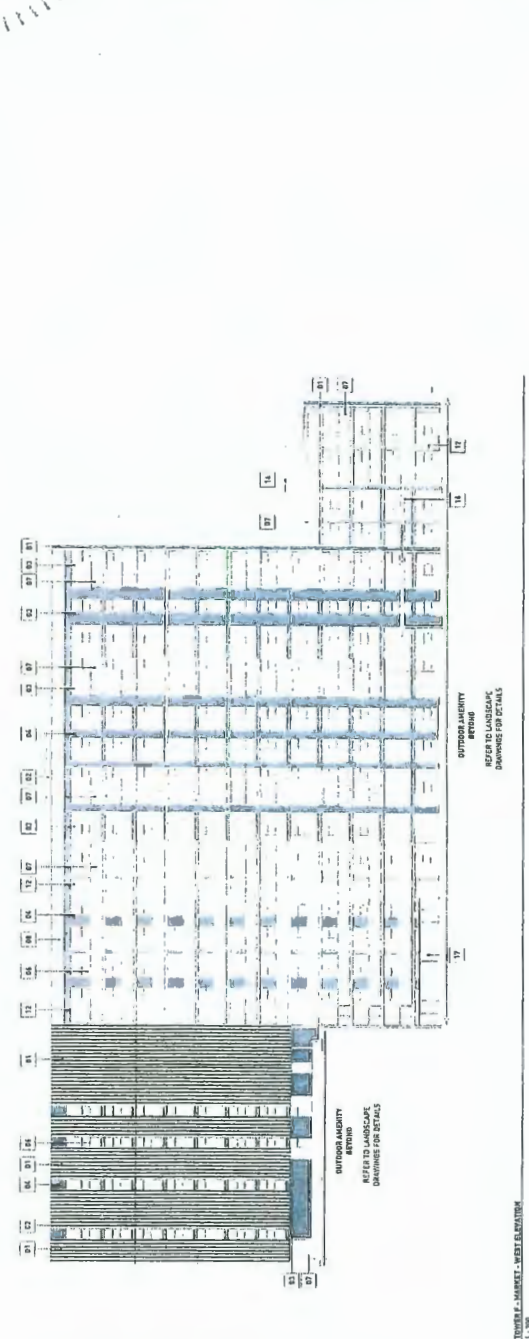
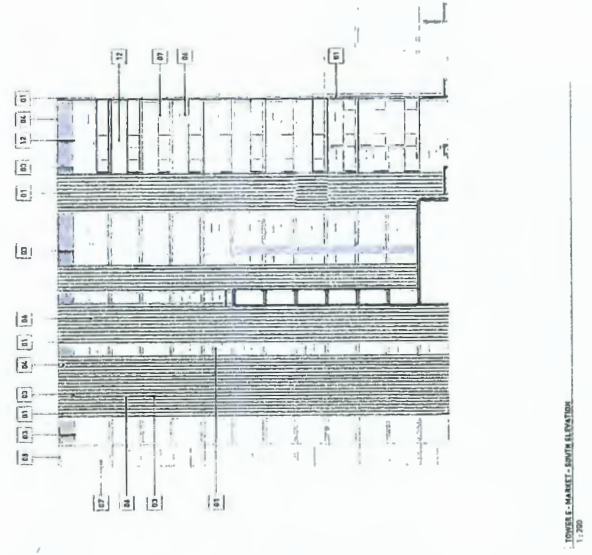
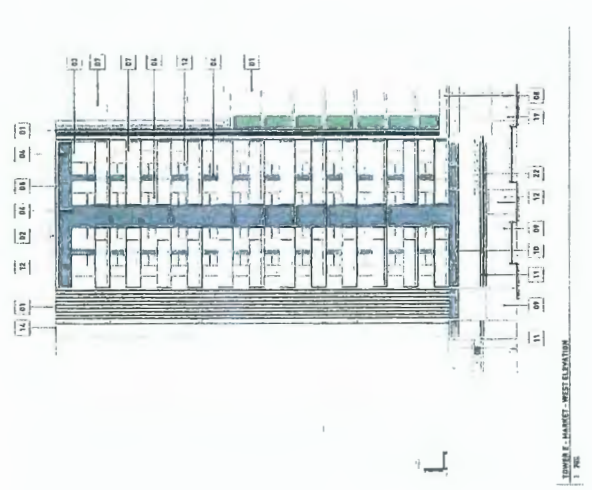
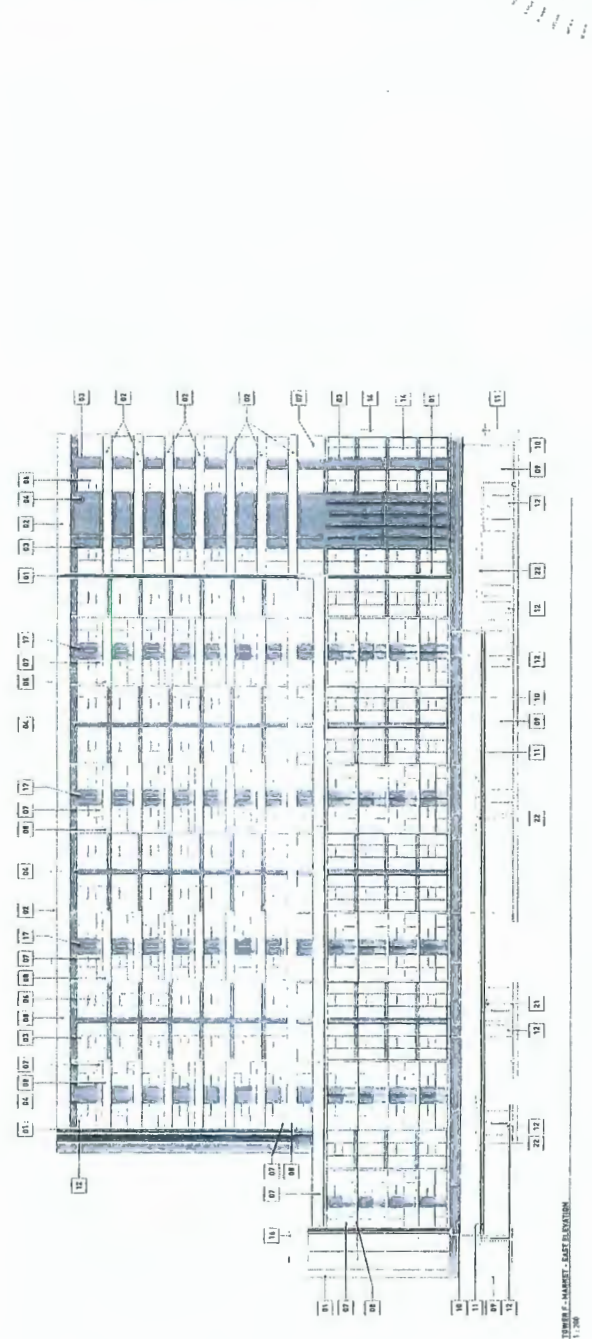
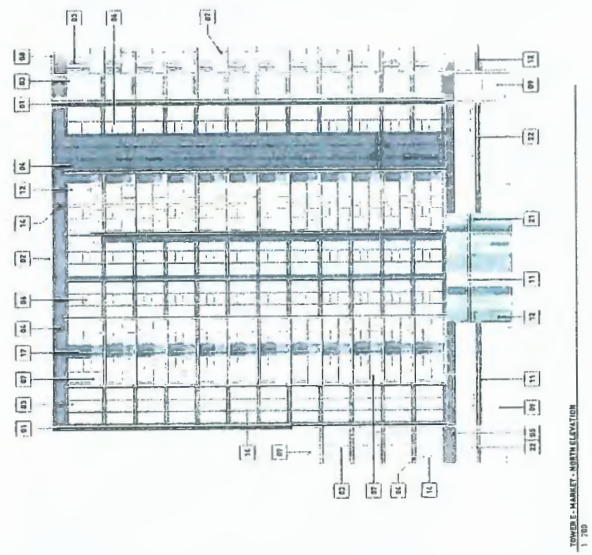
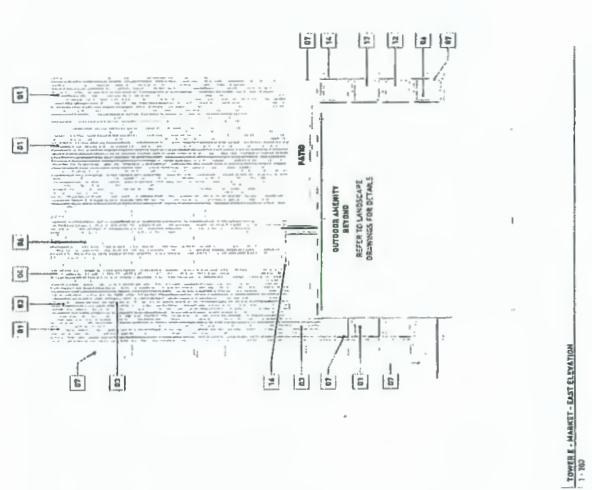
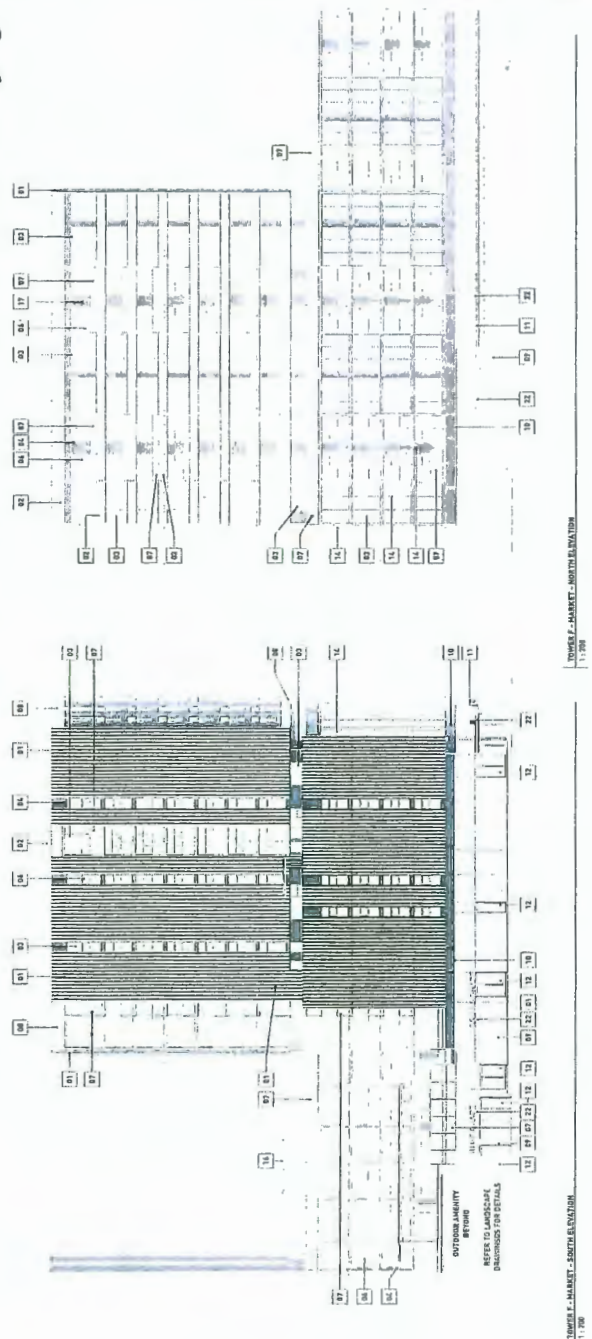
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12	Roof Membrane	100000
13	Roof Drainage	10000
14	Roof HVAC	10000
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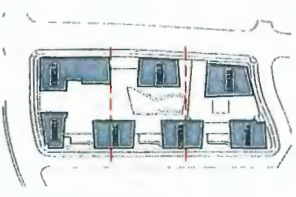
NOT TO SCALE
 SCALE 1/8"=1'-0"
 DATE: 06/18/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8"=1'-0"
 JOB NUMBER: 17020



7960 ALDERBRIDGE WAY
 DEVELOPMENT PERMIT
 ELEVATIONS
 TOWERS E AND F

A5.13





NO.	DATE	DESCRIPTION	DESIGNER'S DR.
01	08/20/16		

NO.	DESCRIPTION	QTY	UNIT
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2	Rebar		
3	Formwork		
4	Steel Deck		
5	Insulation		
6	Membrane		
7	Grout		
8	Handmade Brick		
9	Handmade Brick		
10	Handmade Brick		
11	Handmade Brick		
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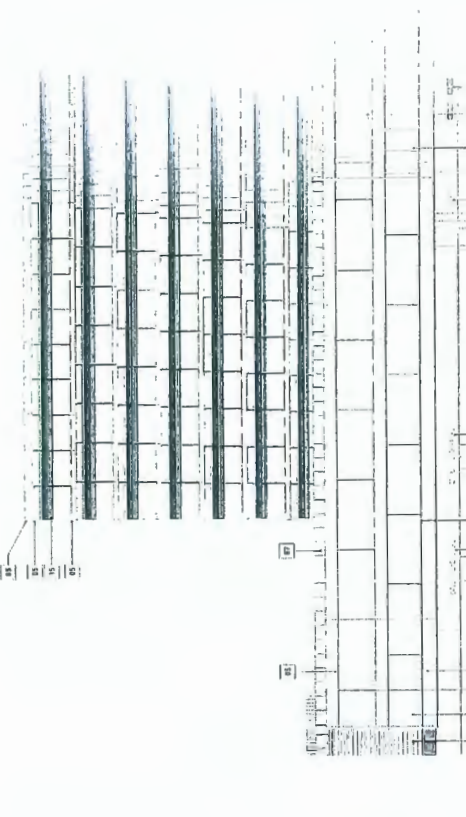
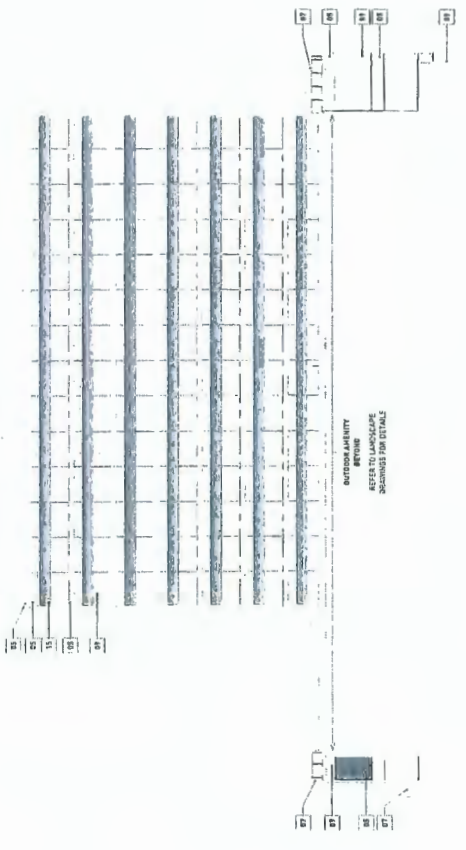
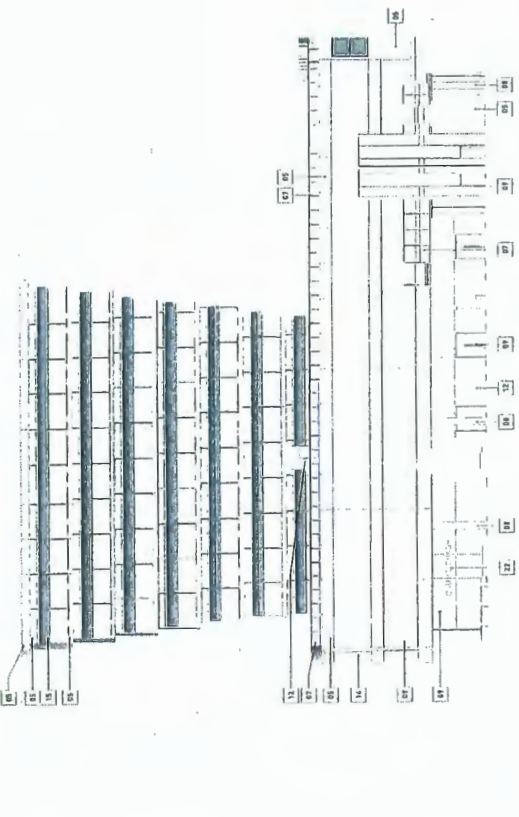
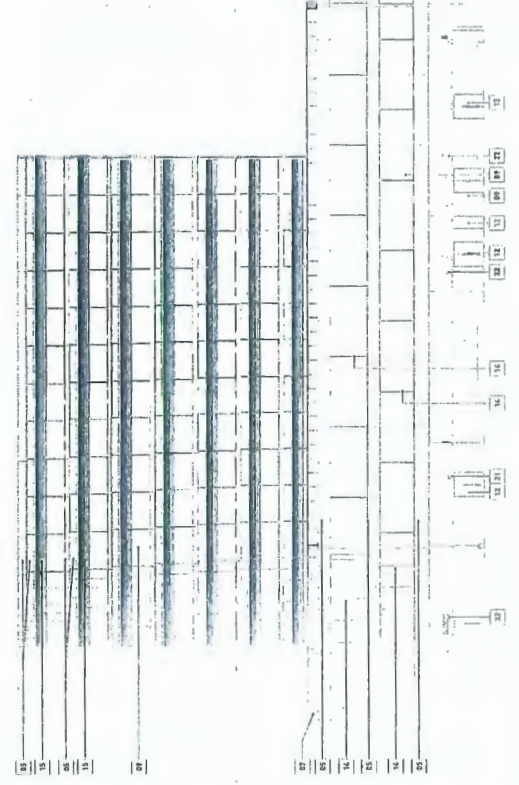
NOTE: DIMENSIONS SHOWN FOR CONCRETE ONLY. ALL
 DIMENSIONS SUBJECT TO SOFT PRINT
 APPLICATION PROCESS



7960 ALDERBRIDGE
 WAY
 DEVELOPMENT PERMIT
 ELEVATIONS OFFICE
 TOWER G

DATE: 08/20/16
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 CHECKED BY: GBL
 SCALE: 1/2" = 1'-0"
 JOB NUMBER: 17020

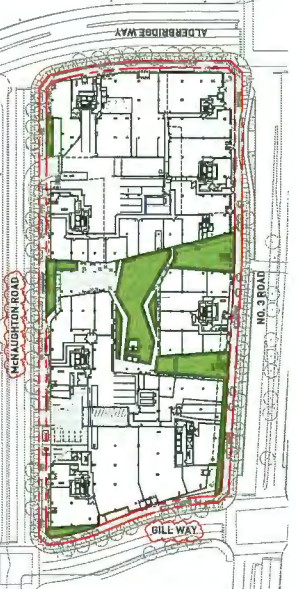
DP 16-740262 #23



gbl ARCHITECTS INC. 100 EAST PINE AVENUE SUITE 100 BIRMINGHAM, AL 35203 TEL: 205.251.1188

Open Public Space (CCAP)

Table with 4 columns: Item, Area (sq ft), Area (sq m), and Notes. Rows include Total Required, Public Space CCAP, Total Proposed, and Public Space.

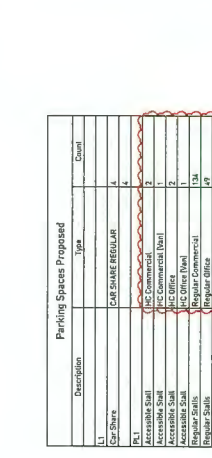


Residential Amenities

Tables for Indoor and Outdoor Amenity Areas. Columns include Level, Area (sq ft), Area (sq m), and Units Per Unit. Rows list various amenity types like indoor amenity, bicycle parking, and outdoor amenity.

Parking Spaces

Table with 4 columns: Category, Count, and Notes. Rows include Market Residential, Rental Residential, and Total Parking Spaces.



Bicycle Parking

Table with 4 columns: Level, Area (sq ft), Area (sq m), and Units Per Unit. Rows list indoor amenity areas for bicycle parking.

Rental Units

Large table listing Rental Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.

Market Units

Large table listing Market Units with columns for Name, Count, and Notes. Rows include various unit types like 1 BR, 2 BR, 3 BR, etc.



7960 ALDERBRIDGE WAY DP REPLACEMENT DRAWINGS STATISTICS DATE: 1/27/2025 3:30:08 PM

Zoning Analysis section including City Address, Legal Description, and various FAR calculations.

FAR table with columns for FAR, Area (sq ft), and Area (sq m). Rows include Residential FAR before exemptions and various commercial FARs.

- Densities used for certain alternatives every empty residential district... • NEW AFFORDABLE UNITS X 1.4M2 • 20% MARKET / RENTAL UNITS X 1.4M2

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

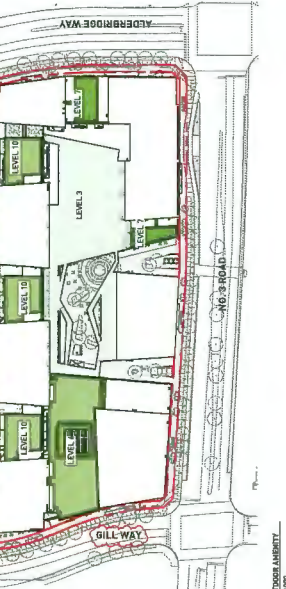
Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

Table with 4 columns: FAR, Area (sq ft), Area (sq m), and Notes. Rows include Residential FAR, Commercial FAR, and Office FAR.

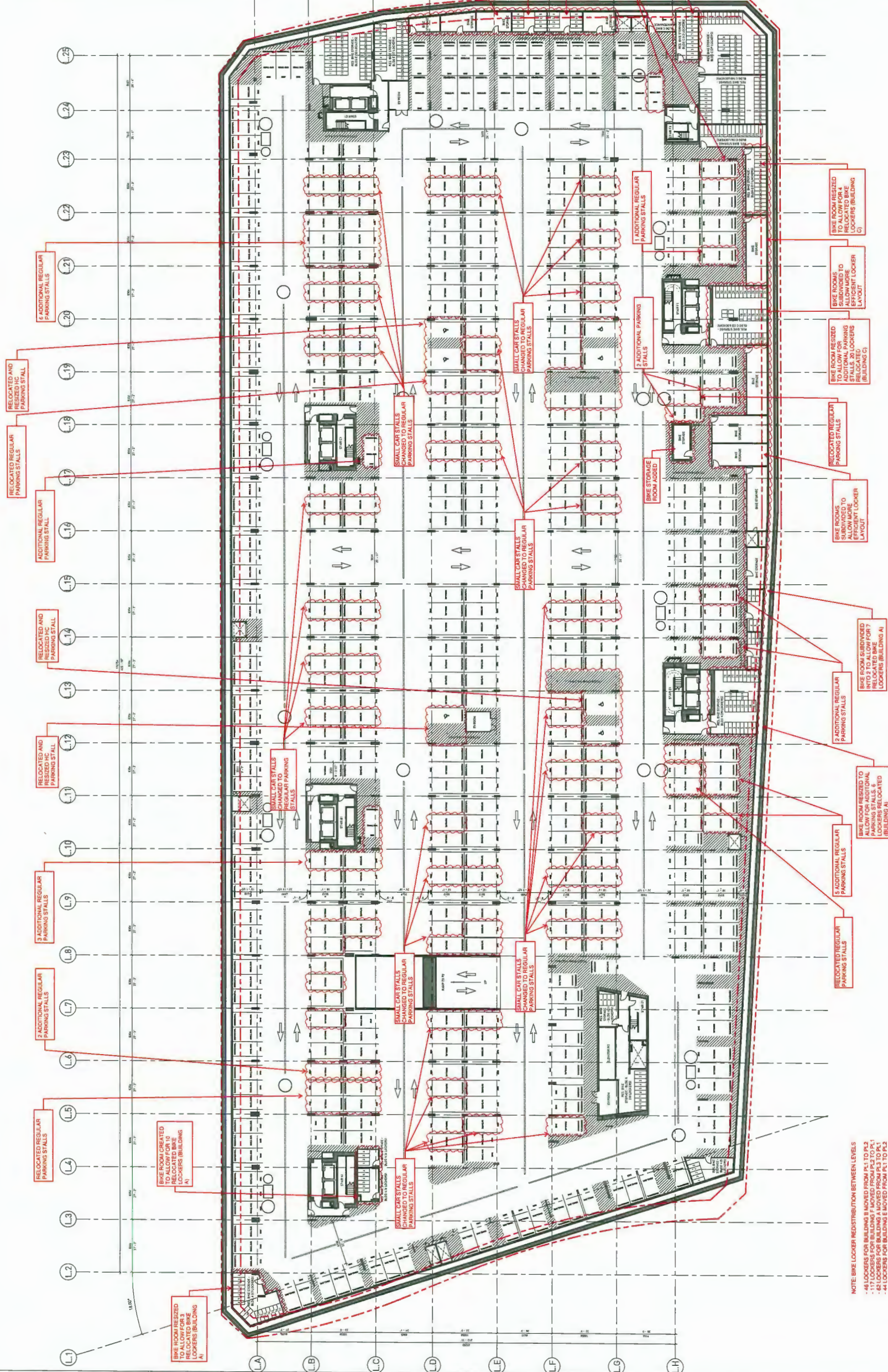


Lot Coverage

Table with 4 columns: Item, Area (sq ft), Area (sq m), and Notes. Rows include Net Area, Lot Coverage, and Covered Area.

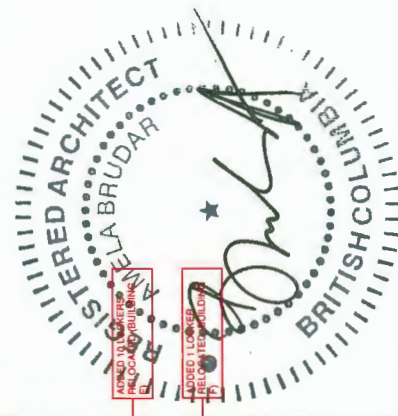
REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR BID
3		ISSUED FOR BIDDING
4		ISSUED FOR CONSTRUCTION
5		ISSUED FOR GENERAL COMPLIANCE



NOTE: BIKE LOCKER DISTRIBUTION BETWEEN LEVELS
- 48 LOCKERS FOR BUILDING B MOVED FROM P4.1 TO P4.3
- 117 LOCKERS FOR BUILDING F MOVED FROM P4.2 TO P4.1
- 81 LOCKERS FOR BUILDING G MOVED FROM P4.3 TO P4.1
- 44 LOCKERS FOR BUILDING E MOVED FROM P4.1 TO P4.5

NO.	DATE	DESCRIPTION
1	1/27/2020	ISSUED FOR DP
2	1/27/2020	ISSUED FOR DP TO FILE
3	1/27/2020	ISSUED FOR DP REVISION
4	1/27/2020	ISSUED FOR DP REVISION
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6	1/27/2020	ISSUED FOR DP REVISION



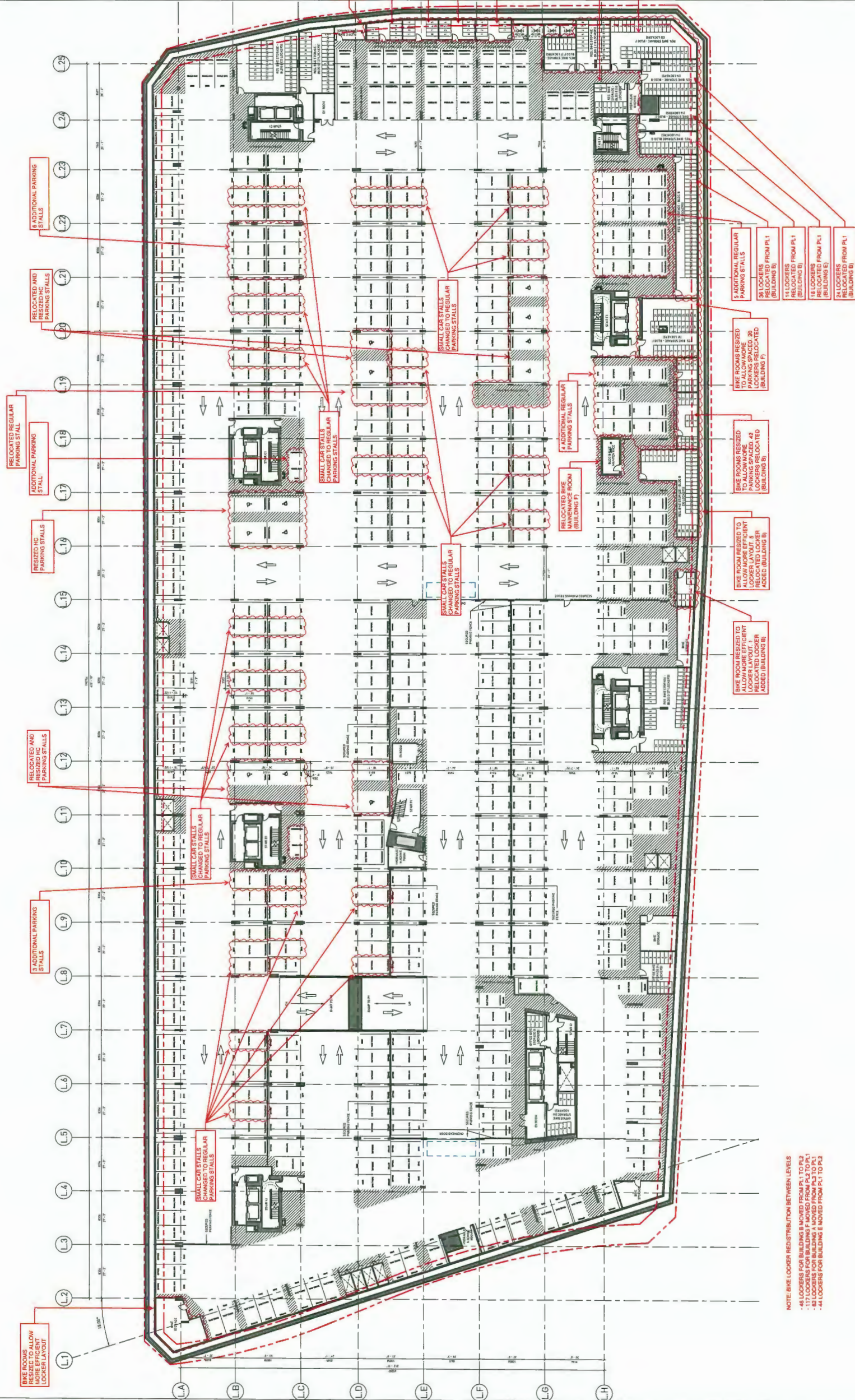
7960 ALDERBRIDGE
 WAY

DP REPLACEMENT DRAWINGS

LEVEL PL-2 PLAN

DATE: 1/27/2020 3:06 PM
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 CHECKED BY: [Signature]
 SCALE: 1" = 20'
 JOB NUMBER: 17020

A2.01



NOTE: BIKE LOCKER REDISTRIBUTION BETWEEN LEVELS
 - 48 LOCKERS FOR BUILDING B MOVED FROM PL.1 TO PL.2
 - 11 LOCKERS FOR BUILDING B MOVED FROM PL.1 TO PL.2
 - 41 LOCKERS FOR BUILDING A MOVED FROM PL.2 TO PL.1
 - 44 LOCKERS FOR BUILDING E MOVED FROM PL.1 TO PL.3

REVISIONS

NO.	DATE	DESCRIPTION
1	10/03/2018	ISSUED FOR RFP
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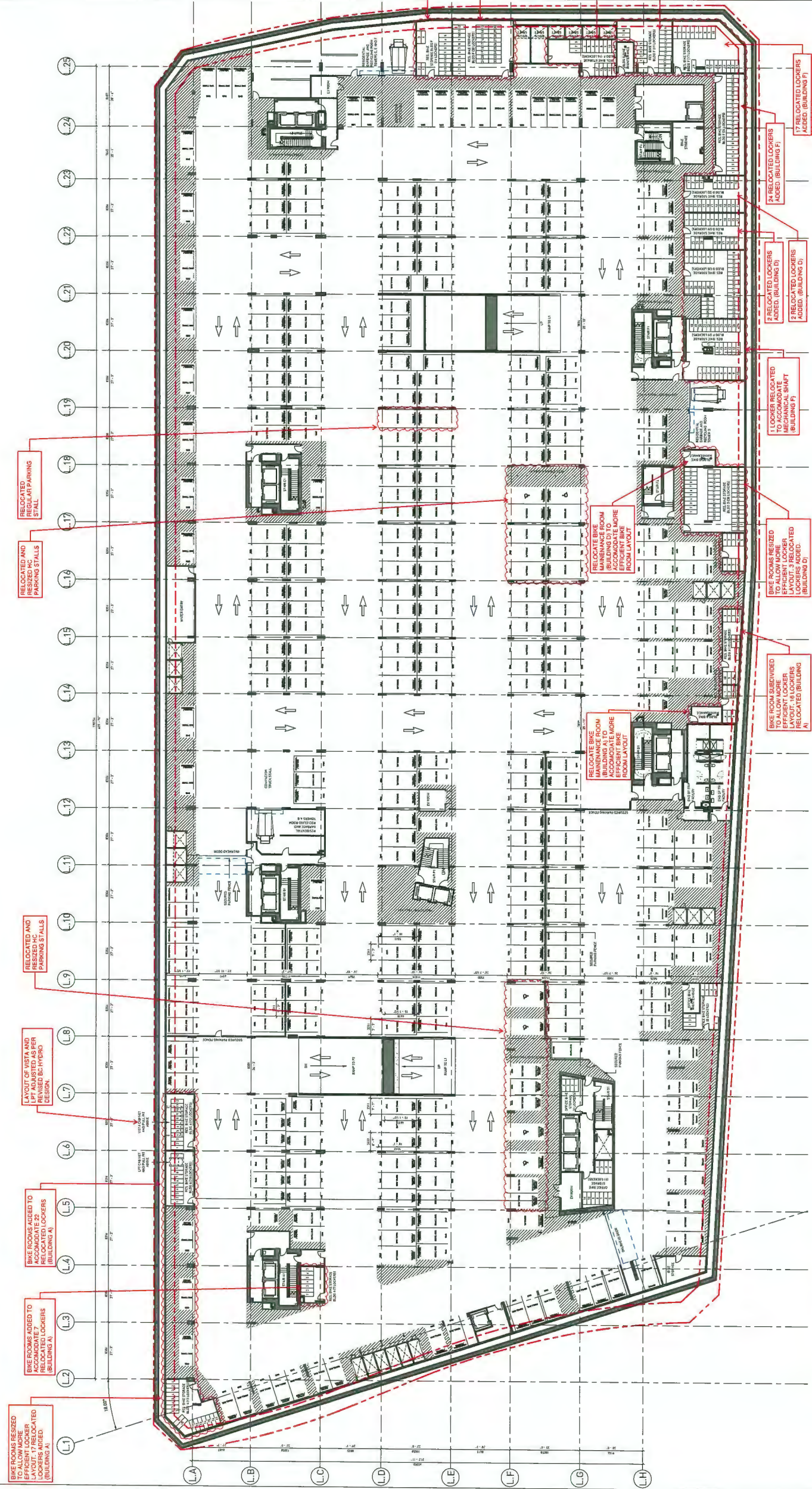


7960 ALDERBRIDGE
 WAY
 DP REPLACEMENT DRAWINGS

LEVEL PL-1 PLAN

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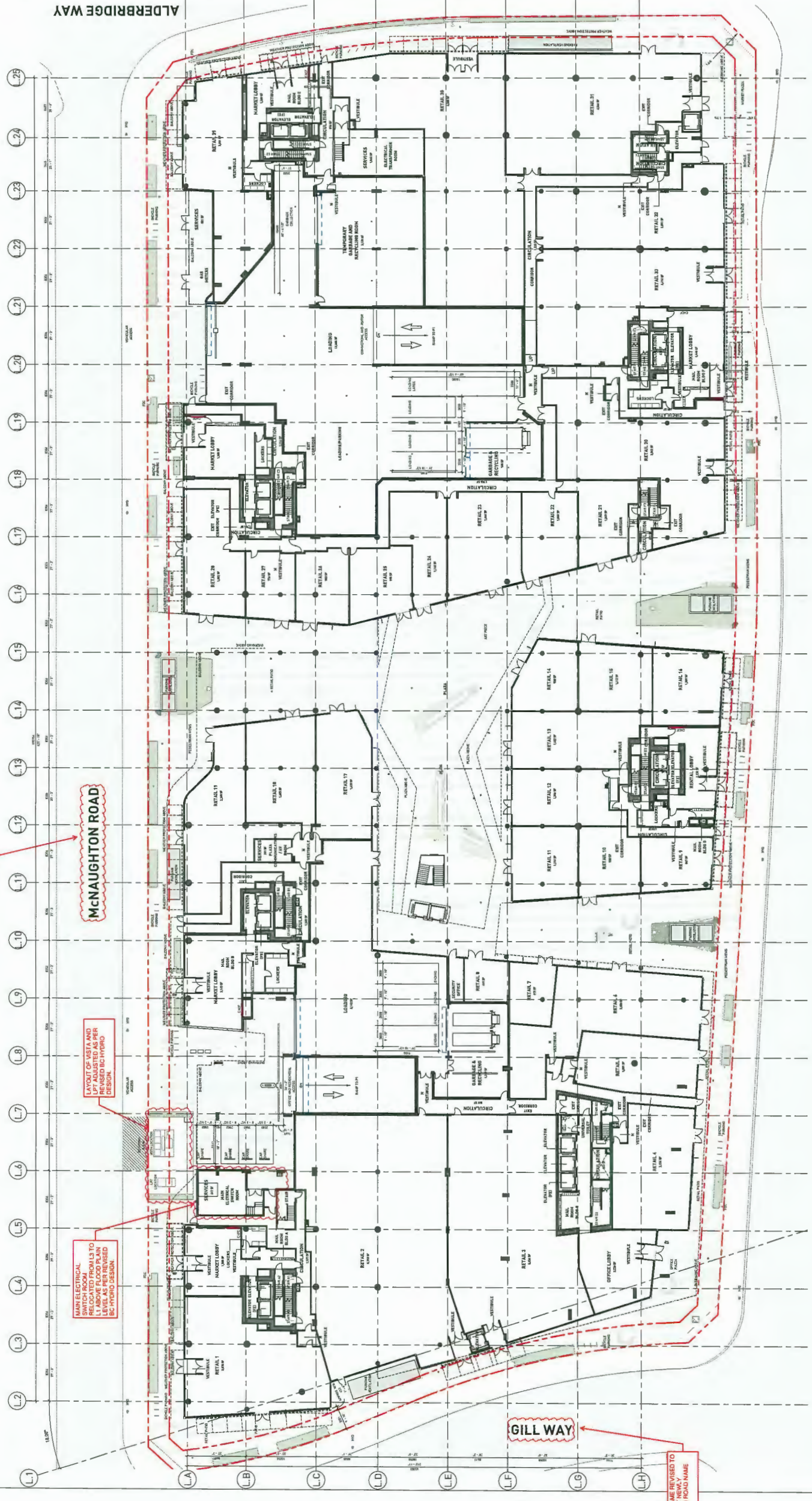
A2.02



NOTE: BIKE LOCKER REDISTRIBUTION BETWEEN LEVELS
 -44 LOCKERS FOR BUILDING B MOVED FROM PL1 TO PL3
 -117 LOCKERS FOR BUILDING F MOVED FROM PL3 TO PL1
 -82 LOCKERS FOR BUILDING A MOVED FROM PL3 TO PL1
 -24 LOCKERS FOR BUILDING E MOVED FROM PL1 TO PL3

REVISIONS

NO.	DATE	DESCRIPTION
1	15/02/2018	ISSUED FOR PERMITS
2	15/02/2018	REVISIONS FOR PERMITS TO FILE
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25	15/02/2018	REVISIONS FOR PERMITS TO FILE



ROAD NAME REVISED TO ASSIGNED ROAD NAME

McNAUGHTON ROAD

LAYOUT OF VISTA AND REVISIONS FOR REVISED BC HYDRO DESIGN

MAIN ELECTRICAL RELOCATED FROM L1 ABOVE FLOOR PLAN AND REVISIONS FOR REVISED BC HYDRO DESIGN

GILL WAY

ROAD NAME REVISED TO ASSIGNED ROAD NAME

NO. 3 ROAD

ALDERBRIDGE WAY

REVISIONS

NO.	DATE	DESCRIPTION
1	17/02/2018	ISSUED FOR PERMIT
2	17/02/2018	ISSUED FOR PERMIT
3	17/02/2018	ISSUED FOR PERMIT
4	17/02/2018	ISSUED FOR PERMIT
5	17/02/2018	ISSUED FOR PERMIT

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WITH CHANGE SHEET FOR CONCEPT ONLY. ALL DIMENSIONS SUBJECT TO DESIGN DEVELOPMENT.

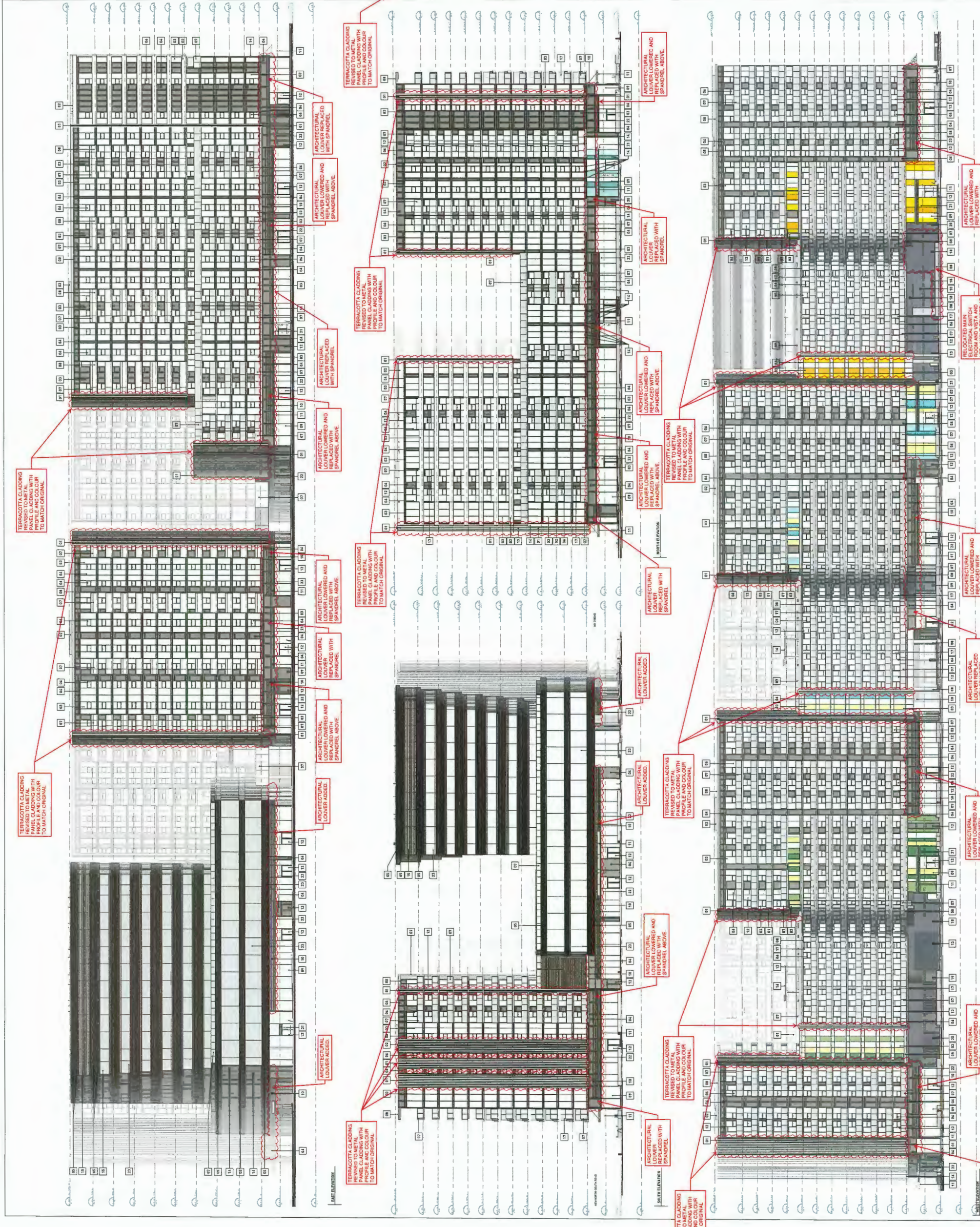


7960 ALDERBRIDGE WAY
 DP REPLACEMENT DRAWINGS

ELEVATIONS

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 CHECKED BY: [Signature]
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 JOB NUMBER: 17020

A5.00



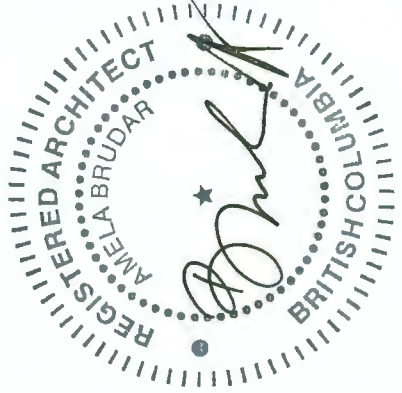
REVISIONS

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3	17/07/2025	ISSUED FOR PERMIT
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6	17/07/2025	ISSUED FOR PERMIT

MATERIAL LIST

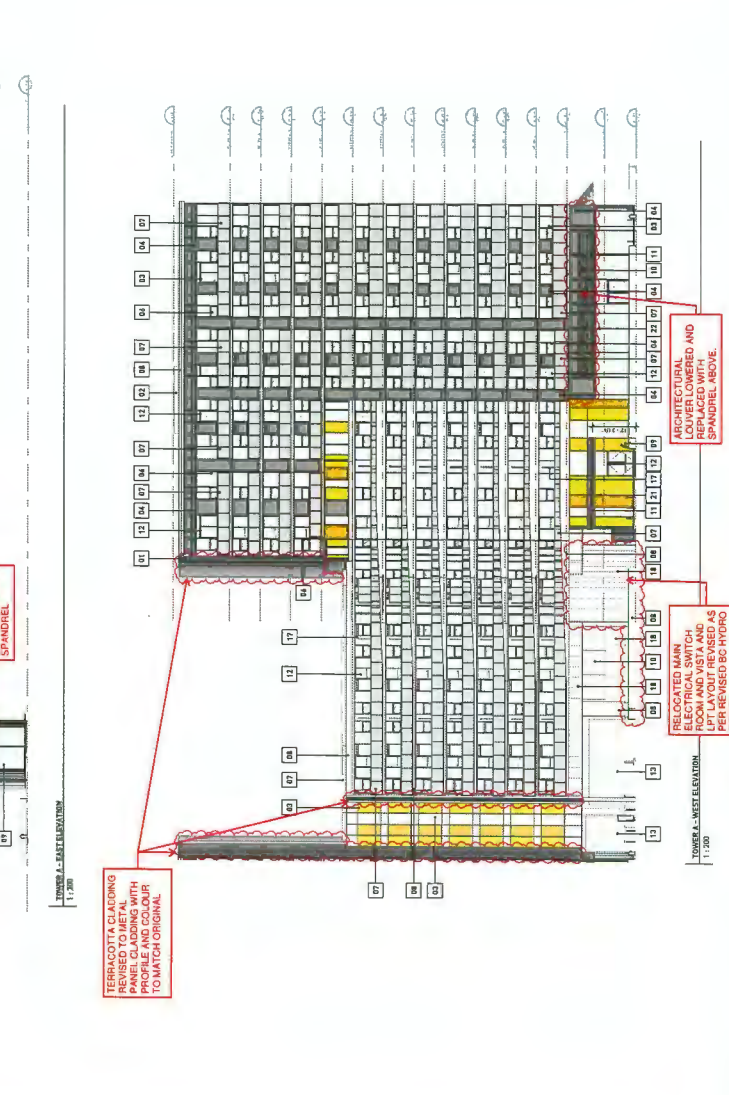
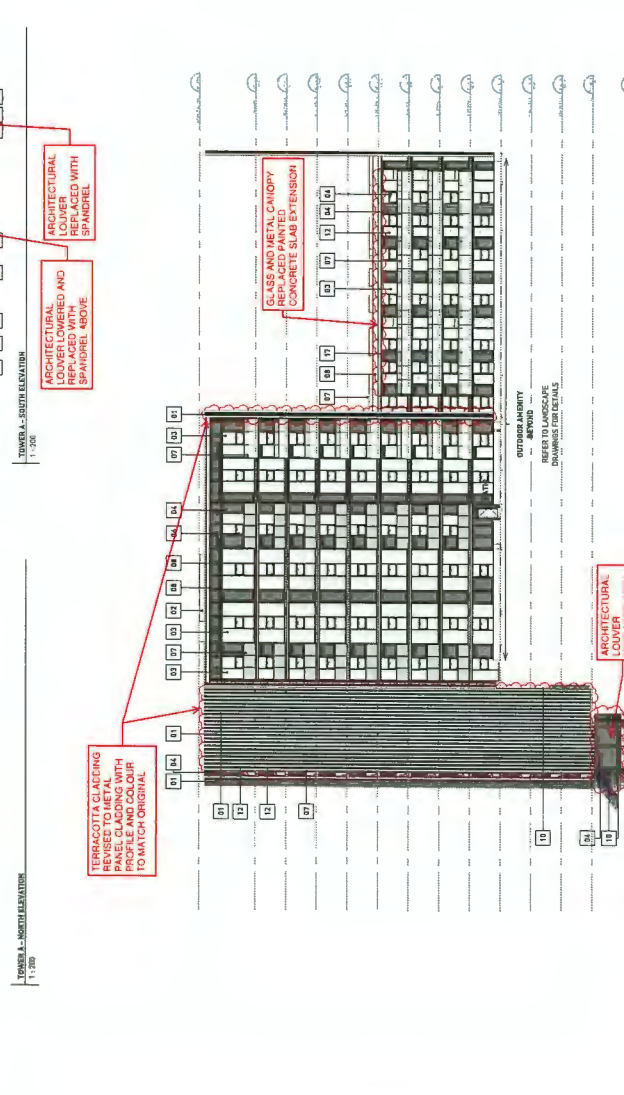
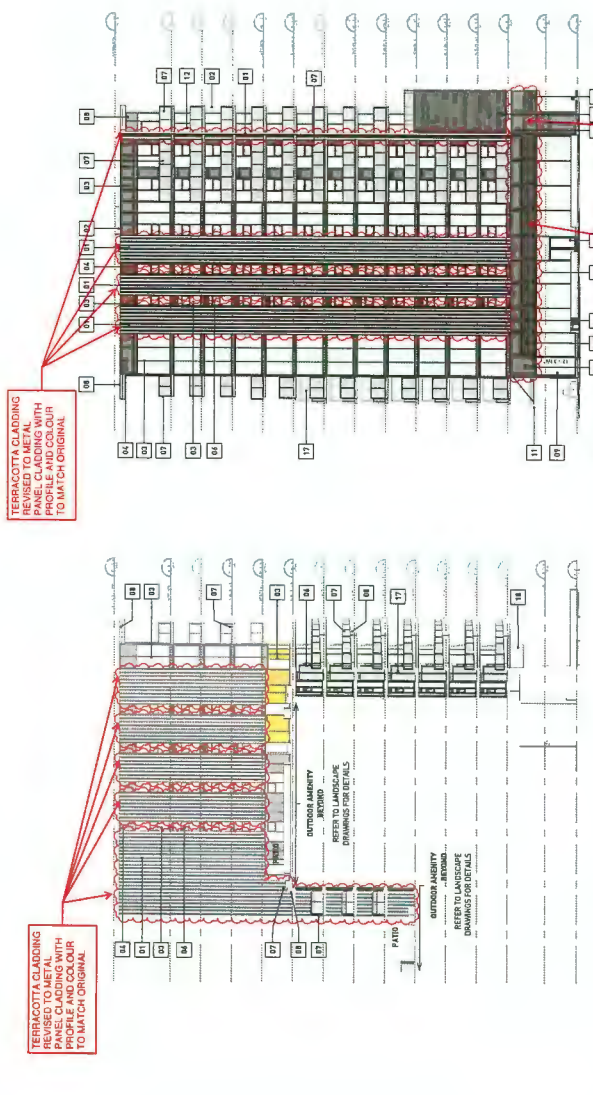
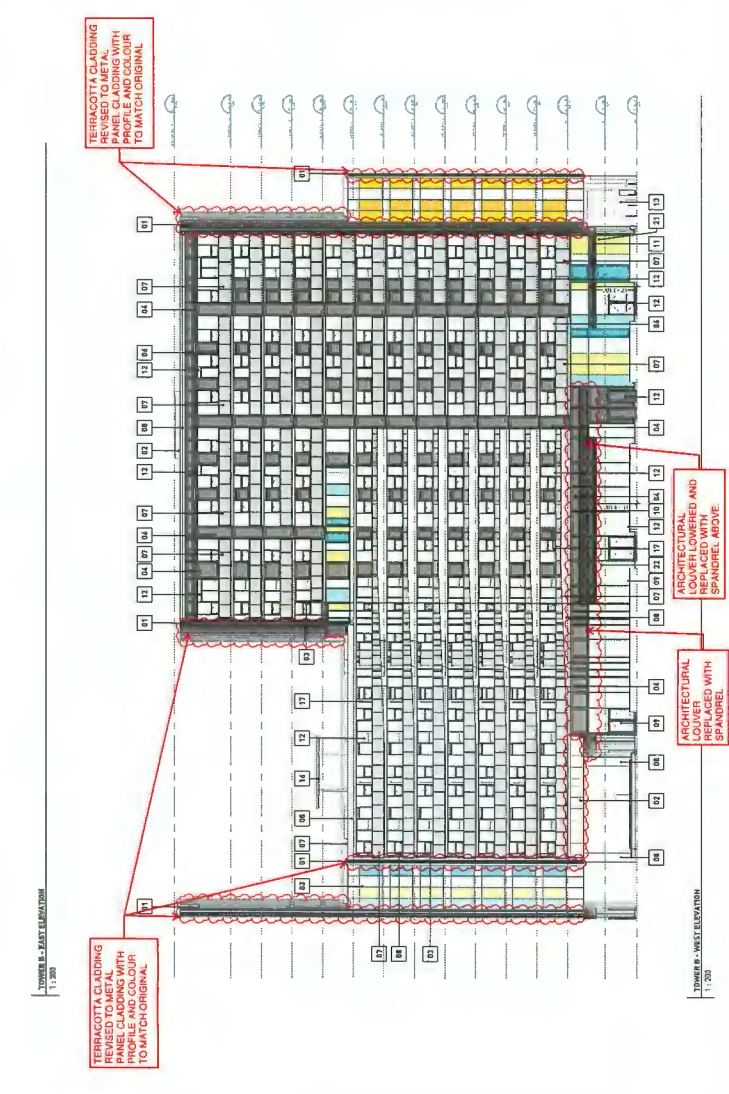
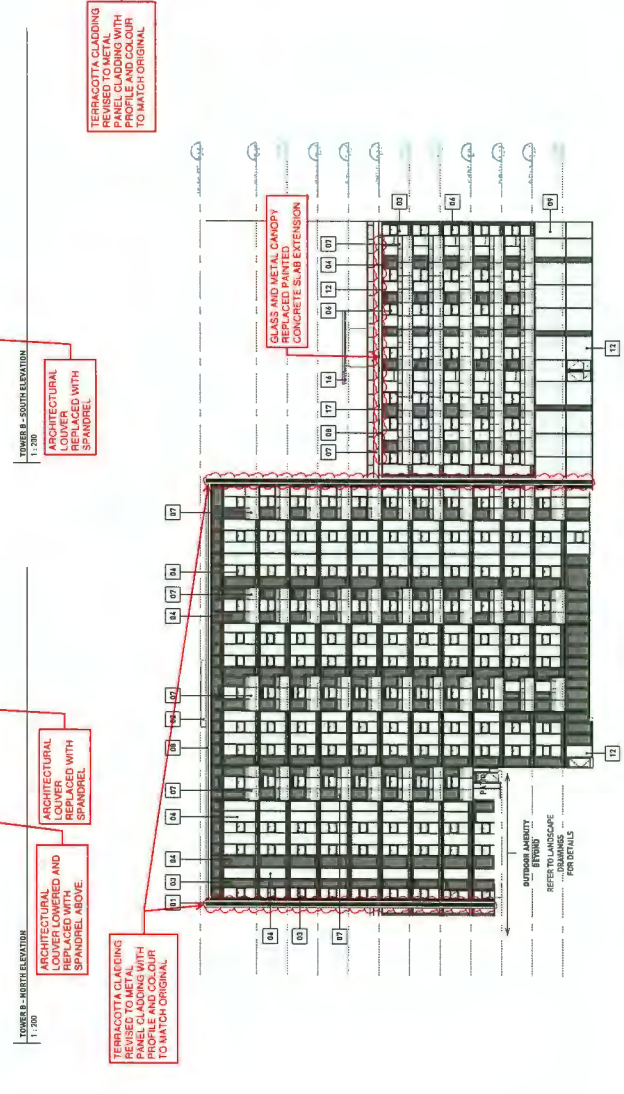
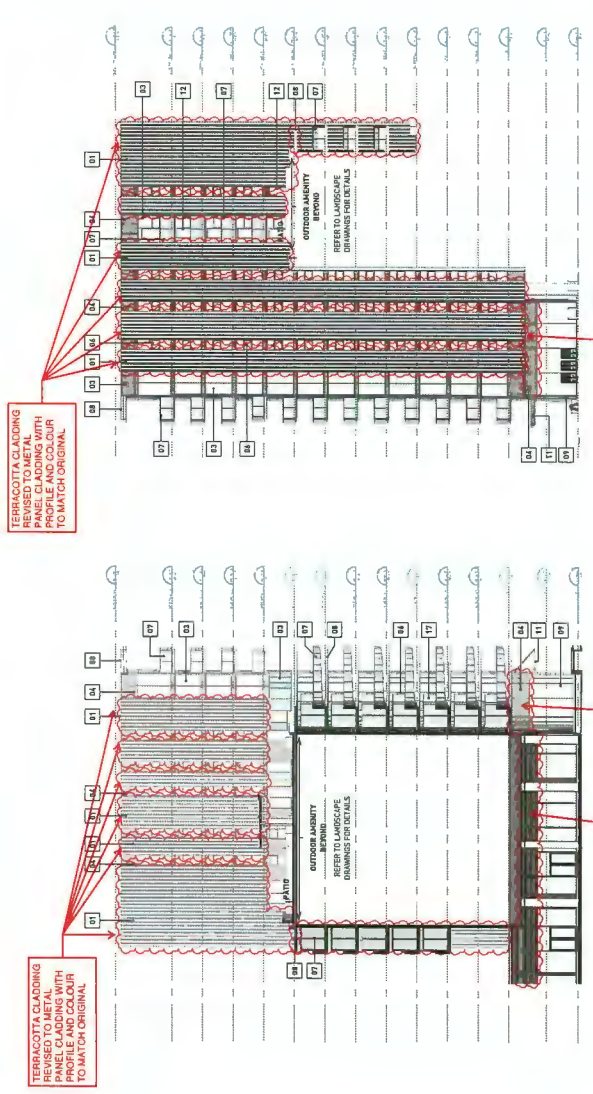
NO.	DESCRIPTION	QTY	UNIT	REMARKS
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02	Aluminum Framed Window		Sq. M	Refer to Schedule 02
03	Aluminum Framed Door		Sq. M	Refer to Schedule 03
04	Aluminum Framed Louver		Sq. M	Refer to Schedule 04
05	Aluminum Framed Spandrel		Sq. M	Refer to Schedule 05
06	Aluminum Framed Glass		Sq. M	Refer to Schedule 06
07	Aluminum Framed Metal Cladding		Sq. M	Refer to Schedule 07
08	Aluminum Framed Terracotta		Sq. M	Refer to Schedule 08
09	Aluminum Framed Concrete Slab		Sq. M	Refer to Schedule 09
10	Aluminum Framed Glass and Metal Canopy		Sq. M	Refer to Schedule 10
11	Aluminum Framed Architectural Louver		Sq. M	Refer to Schedule 11
12	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 12
13	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 13
14	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 14
15	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 15
16	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 16
17	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 17
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32	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 32
33	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 33
34	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 34
35	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 35
36	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 36
37	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 37
38	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 38
39	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 39
40	Aluminum Framed Electrical Switch Room		Sq. M	Refer to Schedule 40

NOTES:
1. REFER TO SCHEDULES FOR MATERIALS AND FINISHES.
2. REFER TO LAYOUTS FOR DIMENSIONS AND LOCATIONS.
3. REFER TO SPECIFICATIONS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
4. REFER TO PERMITTING AGENCIES FOR REGULATORY COMPLIANCE.
5. REFER TO CONTRACT DOCUMENTS FOR GENERAL CONDITIONS AND SPECIFICATIONS.



7960 ALDERBRIDGE
WAY
DP REPLACEMENT DRAWINGS
ELEVATIONS
TOWERS A AND B

DATE
DRAWN BY
CHECKED BY
SCALE
JOB NUMBER



REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/20	ISSUED FOR BP
2	01/20/21	ISSUED FOR SP NOTE TO FILE
3	01/20/21	ISSUED FOR SP NOTE TO FILE
4	01/20/21	ISSUED FOR SP PANEL COMPLIANCE APPLICATION
5	01/20/21	APPLICATION

MATERIAL LIST

#	Description	Color
1	TERRAZZOTA CLADDING	Charcoal
2	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal
3	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal
4	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal
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98	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal
99	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal
100	ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE	Charcoal

NOTE: UNLESS SHOWN AND SPECIFIED OTHERWISE, ALL SPANDREL ARE TO BE PAINTED TO MATCH ORIGINAL.



7960 ALDERBRIDGE WAY
 DP REPLACEMENT DRAWINGS
 ELEVATIONS
 TOWERS C AND D

DATE: 1/20/2021 11:32:51 AM
 CHECKED BY: [Signature]
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 17020

The drawing consists of several elevation views of the building facade, labeled Tower B - West, Tower B - North, Tower B - South, Tower C - West, Tower C - North, Tower C - South, and Tower C - East. Each view shows a grid of windows and architectural elements. Red callout boxes provide specific instructions for material and finish changes. For example, 'TERRAZZOTA CLADDING REVISSED TO METAL' and 'ARCHITECTURAL LOWER LOWERED AND SPANDREL ABOVE' are repeated across various sections. A 'MATERIAL LIST' table is located at the top right, detailing the materials and their colors. A 'REVISIONS' table is at the top left. A professional seal and project information are at the top right. A note at the bottom states: 'NOTE: UNLESS SHOWN AND SPECIFIED OTHERWISE, ALL SPANDREL ARE TO BE PAINTED TO MATCH ORIGINAL.'

REVISIONS

NO.	DESCRIPTION
01	ISSUED FOR PERMIT
02	ISSUED FOR PERMIT
03	ISSUED FOR PERMIT
04	ISSUED FOR PERMIT
05	ISSUED FOR PERMIT

MATERIAL LIST

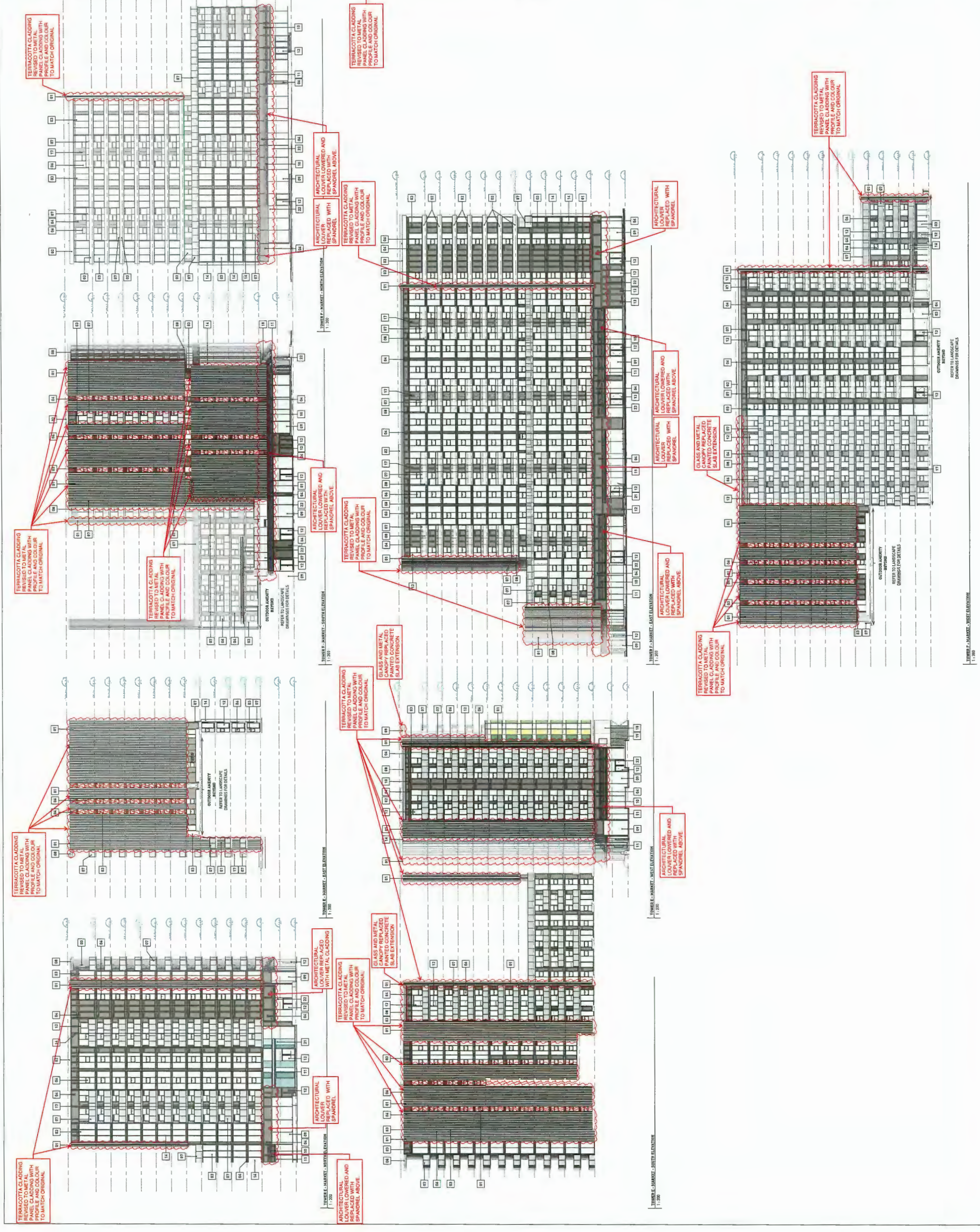
NO.	Description	Color
01	Aluminum Extruded Window Sill	Charcoal
02	Aluminum Extruded Window Sill	White
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05	Aluminum Extruded Window Sill	White
06	Aluminum Extruded Window Sill	White
07	Aluminum Extruded Window Sill	White
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50	Aluminum Extruded Window Sill	White

METAL FINISHES SUBJECT TO PERMIT
 ALL FINISHES SUBJECT TO PERMIT



7960 ALDERBRIDGE
 WAY
 DP REPLACEMENT DRAWINGS
 ELEVATIONS
 TOWERS E AND F
 DATE: 11/20/2011
 CHECKED BY: [Signature]
 SCALE: 1:200
 JOB NUMBER: 17020

A5.13



REFER TO LANDSCAPE DRAWINGS FOR DETAILS
 1:200

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/18	ISSUED FOR PERMIT
2	08/20/18	ISSUED FOR PERMIT (REVISED)
3	08/20/18	ISSUED FOR PERMIT (REVISED)
4	08/20/18	ISSUED FOR PERMIT (REVISED)
5	08/20/18	ISSUED FOR PERMIT (REVISED)

MATERIAL LIST

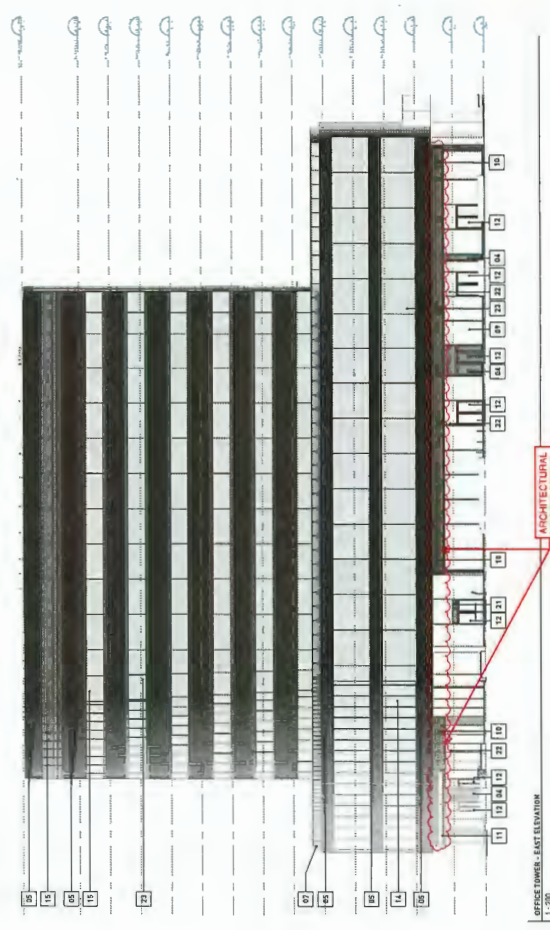
NO.	DESCRIPTION	Color
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96	Architectural Louver	White
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99	Architectural Louver	White
100	Architectural Louver	White

ALL MATERIALS TO BE SUPPLIED BY THE CONTRACTOR.
 ALL MATERIALS TO BE SUPPLIED TO THE PERMITTING AGENCY.
 ALL MATERIALS TO BE SUPPLIED TO THE PERMITTING AGENCY.



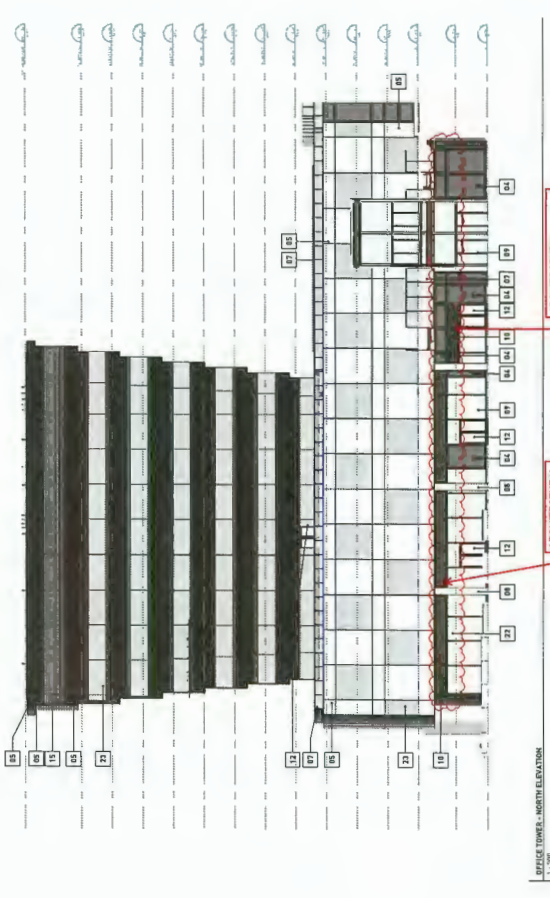
7960 ALDERBRIDGE WAY
 DP REPLACEMENT DRAWINGS
 ELEVATIONS OFFICE
 TOWER G

DATE: 07/20/18 10:59 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:200
 JOB NUMBER: 17020



TERMINAZOTA CLADDING
 PANEL CLADDING WITH
 PROFILE AND COLOUR
 TO MATCH ORIGINAL

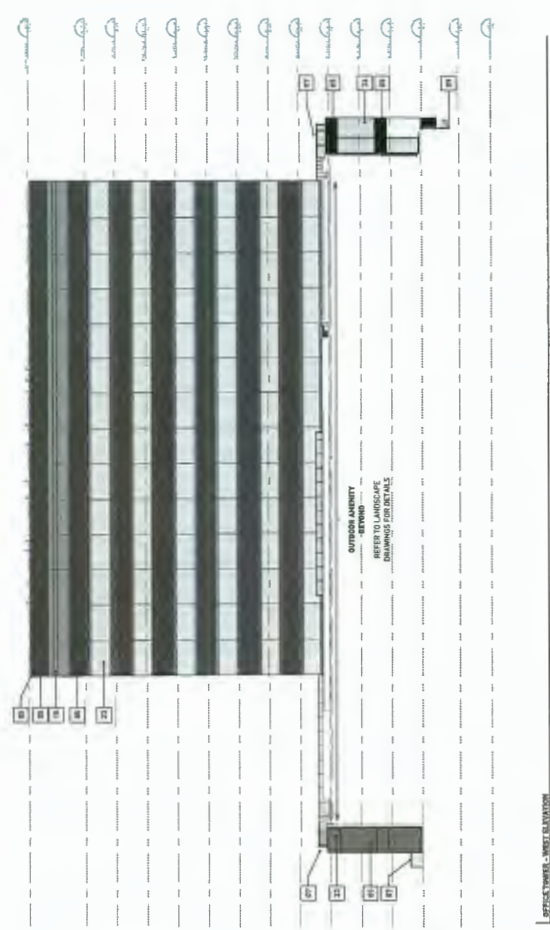
OFFICE TOWER - EAST ELEVATION
1:200



ARCHITECTURAL LOUVER ADDED

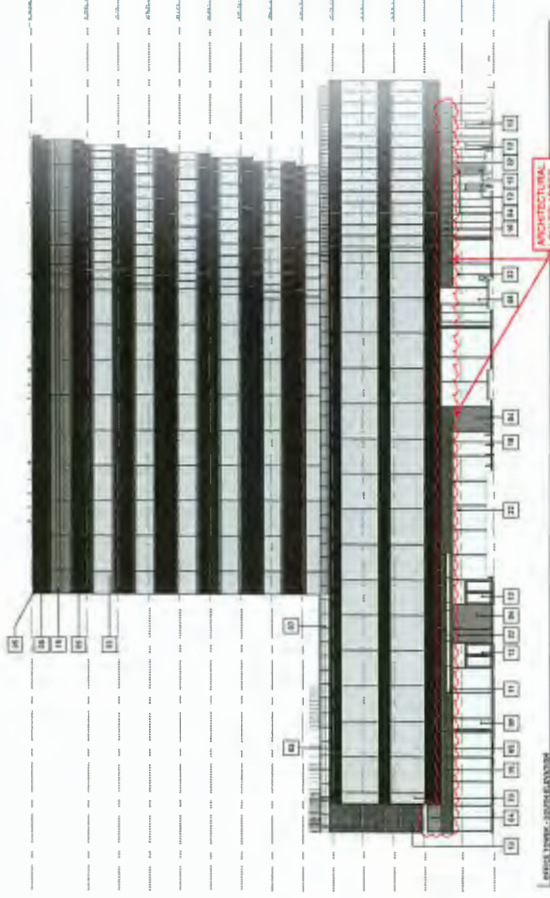
ARCHITECTURAL LOUVER ADDED

OFFICE TOWER - NORTH ELEVATION
1:200



ARCHITECTURAL LOUVER ADDED

OFFICE TOWER - WEST ELEVATION
1:200



ARCHITECTURAL LOUVER ADDED

OFFICE TOWER - SOUTH ELEVATION
1:200