City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	September 24, 2014
From:	Wayne Craig Director of Development	**File:**	DP 14-667441
Re:	**Application by Polygon Jayden Mews Homes Ltd. for a Development Permit at 9700 and 9740 Alexandra Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 64 townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.

Wayne Craig
Director of Development

WC:dcb

Staff Report

Origin

Polygon Jayden Mews Homes Ltd. has applied to the City of Richmond for permission to develop 64 three-storey townhouses at 9700 and 9740 Alexandra Road on a site zoned "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)". Portions of both properties are designated as Environmentally Sensitive Areas under the Official Community Plan (OCP).

The site is being consolidated and rezoned from "Two-Unit Dwellings (RD1)" and "Single Detached (RS1/F)" to "Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)" for this project under Bylaw 9159 (RZ 13-649641).

A separate Servicing Agreement to address frontage improvements along both Alexandra Road and Alderbridge Way is a condition of Rezoning adoption. These improvements will include, but are not limited to:

- Raising the Alexandra Road surface to approximately 2.0 m;
- The installation of concrete sidewalks or pathway trails;
- On-street parking on Alexandra Road;
- New light standards along the south side of Alexandra Road;
- Infill planting within the centre median along Alderbridge Way; and
- The upgrading and/or replacement of existing sanitary lines, storm lines, watermain lines, additional fire hydrants and the undergrounding of hydro lines.

Development Information

The developer proposes to construct 13 buildings containing 64 individual townhouse units on the consolidated property. As proposed, the buildings will reflect a Tudor split timber style with variations in the colour schemes and accent trims to differentiate the buildings.

The individual townhouse units are proposed to range in size from 126.2 m^2 (1,358.5 ft^2) to 152.0 m^2 (1,636.3 ft^2) each accommodating three bedrooms. Approximately 40% of the townhouses will have direct walkway connections to a meandering landscaped pathway that runs through the site. Units fronting onto Alexandra Road will also have individual gates and sidewalks to the frontage sidewalk.

The proposed site layout includes a 213.9 m^2 (2,302 ft^2) two-storey amenity building with an adjacent children's play area. A large common green space is proposed in the southern half of the site which will serve as an open space for outdoor recreation and informal gathering and is consistent with OCP guidelines for amenity areas. It will incorporate original, visible artworks that will also function as habitat for barn owls that are known to frequent the area. An existing large conifer tree near the centre of the site is proposed to be retained and augmented with landscaping and an outdoor seating area for residents.

The site's primary vehicle access will be from Alexandra Road with a controlled 'emergency vehicle only' access to Alderbridge Way.

Please refer to the 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: At 9566 Tomicki Avenue, is an existing 26 building three-storey townhouse development (known as Wishing Tree) containing 141 units [zoned "Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)" (DP 08-432203)].

To the East: Six large residential lots (9800 and 9820 Alexandra Road and 4711–4771 No. 4 Road) all zoned "Single Detached (RS1/F)". The West Cambie Area Plan identifies the area containing these Single Detached lots as "Residential Area 2" permitting two- and three-storey Townhomes. Redevelopment of these lots in the future is likely but no applications have been received to time of writing.

To the South: Alderbridge Way and the Garden City lands (5555 No. 4 Road) to the south. The 55 ha. (136.5 ac.) Garden City lands are zoned "Agriculture (AG1)".

To the West: Five large residential lots (9580–9680 Alexandra Road) currently zoned "Single Detached (RS1/F)" and/or "Two-Unit Dwellings (RD1)". All five lots are included in a Rezoning application (RZ 13-649999) by Am-Pri Developments (2012) Ltd. which proposes to develop approximately 96 three-storey townhouse units on the consolidated property.

Further west, between May Drive and Garden City Road is the proposed First Richmond North Shopping Centre (Smart Centres) (RZ 10-528877 – approved July 28, 2014).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Confirmation of the site plan in relation to the Zoning Schedule (ZT71), detailing building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas, etc.; (***Staff have worked with the applicant to ensure these have been addressed in the design plans.***)
- Details on the existing vegetation, ESA mitigation, compensation and long-term maintenance plan preparation and protection; (***Compensation has been provided through both planting and a cash contribution. A detailed maintenance plan has been submitted to address the long term management of the ESA strips and the non-ESA planted areas.***)
- Addressing drainage concerns in the corridor between this site and the site to the west; (***A drainage channel is being provided and coordinated between the two developments. Grades between the two sites will essentially the same so no new drainage issues will be created.***)

- Registration of any legal agreements related to the protection and maintenance of the ESA vegetation areas; (***Included in the DP Considerations attached to the report.***)
- Confirmation of the Public Art response; (***Atelier Anon has been selected by the Public Art Jury through an invited call process.***)
- Resolving on-site garbage collection and ensuring appropriate vehicle movement; (***The applicant worked with staff to address these elements. Door to door pickup will be provided for this site.***)
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans; (***An acoustical report has been submitted and the proponent has committed to incorporating the recommendations into the development which will be reviewed by the Building Department.***)
- A variance will be required to accommodate the number of tandem stalls proposed; (***A variance is requested to increase the number of tandem stalls permitted. The variance also helps with the provision of vegetation strips along three sides of the site. Details of the variance request are discussed later in this report)***
- Addressing accessibility features within the units; (***14 convertible units are proposed. Accessibility features [i.e. stairwell hand rails, lever type handles for all plumbing fixtures and door handles, solid blocking in all washroom walls to facilitate future grab bars] will be included in all the units.***) and;
- Greater definition of the sustainability measures. (***An expanded list of the development's proposed sustainability features, including the developer's commitment to achieve Ener-guide 82, is provided later in this report***).

The Public Hearing for the rezoning of this site was held on September 2, 2014. At the Public Hearing, the following concerns about rezoning the property were expressed:

The owner of 9800 Alexandra Road raised concern about potential negative impacts due to construction activities (i.e. dust, noise, settlement of adjacent properties, etc.) and the potential to connect to the City's sewer system. The Director of Development addressed these issues at the Hearing noting that the City has programs in place to ensure roads are kept clean throughout construction activities and requiring geotechnical reports to adjacent properties as part of the Building Permit process. The Director also commented on the potential to connect to the City's sewer system. No further issues were identified during the Public Hearing.

Staff worked with the applicant to address these issues in the following ways:

Both Development Applications staff and the applicant have been alerted to Mr. Sihota's comments regarding a desired sanitary connection and will review this in greater detail through the Servicing Agreement design and approval process. If a sanitary connection is possible staff note its construction would be at Mr. Sihota's cost and that it may also be subject to a latecomer charge.

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 and is generally in compliance with the "Town Housing

(ZT71) – Alexandra Neighbourhood (West Cambie)" zoning except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.

(Staff supports the proposed variance as the increase results in only 4 additional units containing tandem stalls over what is normally permitted, as the resulting reduction in the unit width will help to provide a slightly wider vegetated buffer along Alderbridge Way particularly at the southwestern corner of the site. This site does not abut single-family neighbourhoods and the higher percentage of tandem spaces should not create overflow parking issues on nearby streets. The proposed variance is in line with other townhouse developments in the area that incorporate tandem parking. Staff also note that the overall amount of parking being provided at this site exceeds the Zoning Bylaw requirement.)

Advisory Design Panel Comments

The Advisory Design Panel is supportive of the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from July 23, 2014 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed development site is located in the Alexandra Neighbourhood between Alexandra Road and Alderbridge Way. There are existing townhouses along the north side of Alexandra Road, proposed townhouses immediately to the west (AmPri application RZ 13-649999) and potential for redevelopment of all the lots along No. 4 Road to the east to townhouses.
- The proposed development will be of similar height and massing as the existing townhouses to the north and to the west and will generally conform to the neighbourhood plan Development Permit guidelines.
- The developer proposes to raise the grade of most of the lot to around 2.45m GSC in order to address the minimum habitable floor Flood Construction Level of 2.6m GSC. This proposed site grade will match the proposed grade elevations of the property immediately to the west. Retaining walls will be used along the eastern property line to address the grade difference (1.0 to 1.40 m) with those adjacent lots. The expectation is that those lots will also eventually be raised to a similar elevation. Perimeter drainage will be provided to limit any water/drainage concerns along the property line.
- A landscaped buffer strip is proposed along the southern property line adjacent to Alderbridge Way – the interface with the Garden City Lands. This, combined with infill planting in the centre median of Alderbridge Way will help to create a vegetation screen when viewed from the south.
- Landscape buffers are also provided along both the eastern and western property lines as part of the development's ESA compensation package. Details are provided later in this report.

Urban Design and Site Planning

- Vehicle access to the site will be from Alexandra Road.
- An emergency only vehicle access will be provided from Alderbridge Way. Removable bollards will be installed to restrict other vehicles from using this access.
- Zoning Bylaw parking requirements for the development are 98 regular parking stalls and 13 visitor stalls. The project proposal includes 152 regular parking stalls and 13 visitor stalls.
- As noted in the variance request, the project includes 72 inside tandem stalls. This exceeds the current Zoning Bylaw for a project of this size by 8 stalls (4 units).
- Door to door recycling and garbage pick-up will be provided for the development. To accommodate this each garage will be required to provide a designated area for indoor storage of the garbage and recycling containers. This has been included in the design plans.
- Four dwellings will front onto Alexandra Road. Each will have individual sidewalks from the street to their front doors.
- An effort has been made to improve the vegetation landscaping along the internal drive aisle incorporating trees and low shrubs wherever possible.
- Coloured stamped concrete areas are proposed at each intersection or pathway crossing along the internal drive aisle adding visual interest and serving as a visual cue for drivers.
- Approximately 40% of the dwellings will have direct access to the internal pathway that runs north-south through the site between Alexandra Road and Alderbridge Way.

Accessible Housing

- The proposed development includes fourteen convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a stair lift or elevator (these units have been designed to accommodate either device). The developer significantly increased the number of convertible units in direct response to the Advisory Design Panel's comments.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Architectural Form and Character

- The proposed form and massing of the buildings is consistent with the existing multiple-family residential character of the neighbourhood and meets the intent of the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map.
- The width of the proposed buildings fronting Alexandra Road will be significantly less than the existing townhouses along the north side of Alexandra Road which should create a more friendly street front character.
- The design incorporates brick and wood shingle siding at the ground level for all units and restricts vinyl to the second floor and above. This will create a clear delineation between floors and result in a more interesting facade. The character of these buildings is further enhanced with the incorporation of split timber designs and bracket detailing that help to define individual units. The addition of chimneys at the end of each building and variations

in gable peaks along the roof lines help to distinguish each building. The proposed character is in keeping with the West Cambie Area Plan guidelines.

- The two storey amenity building fronting Alexandra Road is proposed to be one storey lower in height than the building to its east to again create visual interest and variation in the streetscape. This building will carry the same split timber and bracket detailing as the residential units but will project a stand-alone single family character to the street.
- Three separate colour schemes will be used throughout the project to differentiate individual buildings.
  - The first scheme employs dark onyx trims and brackets, "Timid White" painted fibre cement panels, "Alexandria Beige" painted shingles and "Hearthstone" toned vinyl.
  - The second scheme employs "Marshlands" brown trims and brackets, "Brandon Beige" painted fibre cement panels, ""Barnboard" painted shingles and ""Brownstone" toned vinyl.
  - The third scheme, primarily for the amenity building, will include ""Dark Oak" and "Onyx" doors and trims, "Timid White" painted fibre cement panels, and "Volcano" stained shingle siding. The base of the amenity building will be trimmed with brick.

  All the buildings will have black laminated fibreglass shingle roofs.

Landscape Design and Open Space Design

- A 228 m^2 (2,461 ft^2) two storey indoor amenity building is proposed to be located near the site's entry point. The building will contain a mail room, lounge, washrooms, a fitness room, a meeting room and storage rooms.
- Outdoor amenity space totals approximately 1,503 m^2 (16,181 ft^2) including greenspaces in the vicinity of the indoor amenity building, seating areas around a centrally located douglas fir tree and a large common area toward the southern side of the site. The common area will also contain a public art feature (detailed later in this report).
- The landscape design incorporates three play nodes for children between the ages of 18 months and 5 years. A play area beside the amenity building, an activity area beside the retained douglas fir tree and a common open lawn green space. These are connected by the crushed gravel pathway that meanders through the site. Within these nodes a number of children's play elements are proposed including:
  - Rotating Dish – spins with an up and down effect;
  - Log Crawl Tunnel;
  - Timber stepping rounds;
  - Climbing Boulders;
  - Agility poles;
  - Undulating benches;
  - Sloped and rolling lawns;
  - Hard surface for 4 square, defined with saw-cuts; and
  - A vegetable/gourd dome.
- Perimeter fencing will typically be set back from the eastern and western property lines to define the edge between the ESA vegetated strips (outlined in the next section) and the active residential space.
- Low retaining walls will be installed along three sides of the site (northern, eastern and portions of the southern interfaces) to address grade differences with the surrounding lands

and the interior of the subject site which is proposed to be raised in order to address flood construction levels. A "Flex MSE" (i.e. vegetated engineered) retaining wall is proposed along the eastern property line providing a "softer" green edge appearance that will also allow fill to be brought up against it should the neighbouring properties eventually redevelop.

- A Letter-of-Credit for landscaping in the amount of $394,916.72 (i.e. Non ESA: $210,204.72, ESA $184,712) inclusive of a 10% contingency cost is included in the DP Considerations.

Environmentally Sensitive Area Compensation Plan

The extent and quality of the designated Environmentally Sensitive Area over the subject properties was reviewed in depth via the Report to Committee from the Director of Development (RZ 13-649641 report dated June 26, 2014). The detailed Biologist's assessments Keystone Environmental Ltd. (Biologist report dated April 17, 2014 and summary of findings report dated June 3, 2014) indicated that, based on the limited habitat value of the existing vegetation on-site, this development should provide native species compensation planting totalling approximately 1,733.8 m^2 in area.

The landscaping plans submitted as part of this application provide for three vegetation strips to be created along the western, eastern and southern property boundaries.

Proposed Vegetation Strips

West property boundary	6 m wide when combined with buffer strip on the adjacent development property (AmPri Development 9580-9680 Alexandra Road)
South property boundary	2.7 m to 6 m wide strip of native trees and shrubs except for the area adjacent to the interior green space – species selections to minimize agricultural issues for the Garden City Lands to the south. Taller trees and shrubs to be used.
East property boundary	3 m wide strip of native trees and shrubs that would be intended to combine with a landscaped buffer established on adjacent lands when they redevelop.

Vegetation species selections for the strips have been selected to create songbird habitat and facilitating movement of small birds and mammals. The vegetation strip along the southern property line is intended to contribute to a year round visual screen between this development and the Garden City lands to the south. Additional tree infill planting will be provided by the developer within the landscaped Alderbridge Way centre median approximately along their property frontage. This planting will be included in the Servicing Agreement associated with this development and will further enhance the visual screening from the south.

The combined ESA vegetation strips incorporated into the plan submission provide an enhanced vegetation coverage totalling 1,359.6 m^2 in area. The applicant has agreed to make a voluntary cash contribution of $17,209.75 (based on $46/$m^2$) for environmental enhancements elsewhere in the City in recognition of the shortfall of approximately 374 m^2 of compensation area on the site.

The Development Permit Considerations include a requirement for registration of a covenant to protect the proposed ESA vegetation strips and to ensure their long term management based on a

"Landscape Maintenance and Integrated Pest Management Plan" prepared for this site by ETA consultants (Report on file dated August 22, 2014).

Tree Replacement Requirements
Based on the Arborist and Biologist reports, 87 bylaw sized (i.e. over 200mm dbh) are located on the site. Seventy five of these trees have been assessed as being in unsuitable condition for retention. Of the balance of the bylaw sized trees two are proposed to be retained for which special treatment measures will be required to ensure that the effects of site preload and construction activities a minimized.

A prominent Douglas fir tree is proposed for retention near the centre of the site. Retaining walls are proposed to be installed around the tree to keep required site fill material off the roots. A raised wooden deck structure is proposed around the tree within the tree well to allow residents to use the space under the tree. The tree's location near the internal pathway will make this a central focal point for residents to meet and sit.

Preservation of the second tree located at the proposed new property line adjacent to Alderbridge Way will require the frontage sidewalk to swing northward onto the subject property. A public passage right of way will be established through the Servicing Agreement to accommodate this.

The submitted landscape plans include 177 on-site replacement trees which will meet the OCP two for one requirement.

Crime Prevention Through Environmental Design
- Open space and play areas are placed so that casual surveillance is provided from surrounding and adjacent units.
- The separated pedestrian pathway through the site provides a safe convenient pedestrian access off the vehicle drive aisle.
- A lighting plan has been prepared for the site which will provide overall illumination to the internal drive aisle and lower sidewalk step mounted lighting along the internal pedestrian pathway.
- Play areas are separated from the vehicle drive aisles and are linked via the internal pedestrian path.
- Dwelling unit entry ways are readily visible from the internal drive aisle with no significant recessions that could create safety blind spots.

Sustainability Measures
The Rezoning considerations (RZ 13-649641) include requirements for achieving an Ener-Guide rating of 82 or better and pre-ducting for solar hot water heating. The developer has committed to meeting the Ener-guide 82 thresholds and to incorporating the following additional measures into the development:
- Low-E glazing on all windows;
- Energy Star appliances;
- Low VOC paints in all units;
- Dual flush toilets and low flow faucets;
- Drywall with recycled gypsum and paper content;

- Permeable surfaces for the central pathway and visitor parking stalls;
- Planting selections of native and non-native drought tolerant species;
- No irrigation;
- Locating plant species for the microclimates around the buildings;
- Developing songbird habitat incorporating food sources, refuge and nesting areas;
- Provision of a minimum of 600mm (24") soil for stormwater retention and release rate management;
- Preparation of a Landscape Maintenance and Integrated Pest Management Plan for Best Management Practices within the landscape; and
- Locally sourcing materials where possible.

Submission of the final report by the Certified Energy Advisor prior to Development Permit issuance is included in the DP Considerations.

Aircraft Noise Mitigation

The development site is located within an area defined in Richmond's Official Community Plan as "Area 2 – High Aircraft Noise". Developments within this area are required to address the City's indoor design criteria for noise. The proponent has submitted an Acoustical Evaluation report prepared by Brown Strachan Associates (dated September 17, 2014) that identifies all the required design and construction measures needed for this specific project to achieve the OCP indoor noise criteria. Both aircraft noise and traffic noise are included in the evaluation. Specific recommendations identified in the report include:

- Provision of two layers of interior drywall directly to exterior framing (walls & or ceilings) for specific buildings and rooms within those buildings (detailed in the Acoustic report);
- Furring channels on exterior framing for areas with the double layers of drywall;
- Upgrades to window glazing on specific buildings and rooms as detailed in the Acoustic report;
- Provision of alternative means of ventilation such as air conditioning or continuously rated kitchen and/or bathroom exhaust fans as required to address ventilation requirements; and
- Make up air ducts, if required for ventilation, must provide a minimum noise reduction of 50 dB for exterior noise.

The project's mechanical consultant (Enersolv, 2014) has recommended that all the bedrooms in the development be roughed in for future installation of ceiling fans. Submission of their final report is included in the DP Considerations.

The Developer has committed to incorporating all the recommendations from both the acoustical report and the mechanical report in the development. Verification will occur through the Building Permit review.

Public Art

The Developer is working with City staff, a public art review panel, the City's Public Art Advisory Committee and a research assistant with the Centre for Wildlife Ecology at Simon Fraser University to develop a public art project that will include a habitat box for a Barn Owl. To time of writing, the artist and the design concept have been reviewed and endorsed by the

Public Art Advisory Committee. The artist is working to refine the concept for eventual installation on the site.

The Developer has also agreed to provide a voluntary contribution toward the construction of a second Barn Owl box off site within the West Cambie area. Parks staff will coordinate the construction and installation of this box. The DP Considerations includes the voluntary contribution from the Developer.

Conclusion

The applicant has made a number of significant design refinements to address both the Advisory Design Panel's concerns and staff's comments and suggestions. Additional efforts were made to work with the developer to the west (AmPri) ensuring that both projects are coordinated in their efforts to create a functional vegetation strip between the two projects and to address grade and drainage issues between the two sites.

Replacement of the existing low quality habitat present at the site with higher quality native vegetation designed to facilitate songbird and small animal movement and food supplies should result in an overall habitat improvement at this site in terms of food sources and a stronger native species mix to support small songbirds.

Staff support this Development Permit application and recommend its approval as the proposed design reasonably addresses the neighbourhood guidelines and should contribute to the overall character of the area.

David Brownlee
Planner 2

DCB:cas

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 14-667441 **Attachment 1**

Address: 9700 and 9740 Alexandra Road

Applicant: Polygon Jayden Mews Homes Ltd. Owner: Polygon Jayden Mews Homes Ltd. Inc. No. BC0909407

Planning Area(s): West Cambie

Floor Area Gross: 11,837.6 m^2 (127,419 ft^2) Floor Area Net: 8,353.1 m^2 (89,912 ft^2)

	Existing	Proposed
Site Area:	12,150.05 m^2 gross area (130,782 ft^2)	11812.16 m^2 (127,145 ft^2) net of dedications Road dedication = 337.89 m^2
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	Same
Area Plan Designation: (West Cambie Area Plan)	Residential Area 2; 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). Two- and three-storey Townhouses.	Same
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/F)	"Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)" Pending RZ 13-649641
Number of Units:	2 single family dwellings	64 townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.65 or 0.75 with affordable housing contribution per West Cambie Area Plan	0.72 with a voluntary cash contribution of $678,107.00 based on a net buildable of up to 91,120.59 ft^2	None permitted
Lot Coverage	Max. 40%	33%	None
Setback – Front Yard	Min. 3.0 m for amenity building; 4.0 m for all other buildings	Min. 3.0 m for amenity building; 4.0m for all other buildings m Min.	None
Setback – Side Yard	Min. 3.0 m	Min. 3.0 m	None
Setback – Rear Yard	Min. 4.0 m	Min. 4.0 m to 6.0 m	None
Height (m)	Max 12.2 m	12.2 m	None
Lot Size	10,000 m^2	11812.16 m^2 net (127,145 ft^2)	None

Off-street Parking Spaces – Regular (R) / Visitor (V):	98 (R) and 13 (V) (1.5 R / 0.2 V per unit)	152 (R) and 13 (V)	None
Stalls with Electrical Plug-ins	25% = 32 stalls	64 stalls	None
Enclosed Tandem Parking Spaces:	Permitted	72 tandem spaces within 36 units (56.25%)	**Variance 8 stalls over**
Amenity Space – Indoor:	Min. 100 m^2 (1,076 ft^2)	228.63 m^2 (2,461 ft^2)	None
Amenity Space – Outdoor:	6.0 m^2 (64.59 ft^2) per unit 384 m^2 total	1,503.26 m^2 (16,181 ft^2)	None

Other: Tree replacement compensation required for loss of significant trees.

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, July 23, 2014 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

DP 14-667441 – 64 THREE-STOREY TOWNHOUSE DEVELOPMENT

APPLICANT:	Polygon Developments
PROPERTY LOCATION:	9700 and 9740 Alexandra Road

Applicant's Presentation

Chris Ho, Vice-President of Development, Polygon introduced the presenters for the proposed townhouse development. Architect James Bussey, Formwerks Architectural Inc., and Landscape Architect Cheryl Bouwmeester, ETA Landscape Architecture, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- consider additional landscaping to visually break up and animate the long north-south drive aisle; townhouse facades appear similar; consider variations in facade and/or landscaping, e.g. may retain style but vary the massing/introduce additional landscaping to make the project more interesting;

  We have added additional feature paving (see landscape/architectural site plan) in the north south drive aisle. In addition, we have added landscaping between the driveways and have incorporated key landscape features on the north south drive aisle.

- consider providing one convertible unit per 15 townhouse units as seen in smaller townhouse developments previously reviewed by the Panel; applicant should endeavour to meet all of the City's Convertible Unit Guidelines for Townhouses;

  We are now providing 14 convertible homes for the project.

- inward opening doors in the convertible unit use up a lot of floor space; applicant is encouraged to introduce pocket doors in the washrooms and powder room of the convertible unit and regular townhouse units to add usable floor spaces;

  Our corporate policy is not to install pocket doors in any units as they are prone to maintenance issues and become problematic for future home owners.

- look at accessibility of the meeting and fitness rooms on the second floor of the amenity building; a semi-circular stairway with an open space in the middle would provide potential vertical access; applicant is encouraged to work out the details for future consideration;

  The stairs do provide an opening in the centre to allow for a lift if required in the future.

- consider unisex washrooms in the amenity building to free up floor space;

  We are deleting one washroom and making one washroom unisex.

- pleased to see the sustainability approach in the package submitted by the applicant; however, the applicant should show more commitment to the energy consumption aspect, e.g. low-energy heating system, heating recovery, lighting density control, etc.; applicant is encouraged to consider this in the early stage of the project;

  We are building to an Energuide 82 rating which provides for:

  - ***Energy Star Appliances***
  - ***Energy efficiency significantly lower than a typical standard home***

- look at the proposed location of the amenity building as it is too far from townhouse units located in the eastern portion of the lot; may impact on the usability of the amenity building;

  We feel that the current site plan provides an opportunity for the amenity building to act as an identifying feature building on Alexandra Street which will provide much greater architectural interest on the street.

- appreciate the materiality of the project and attention to detail; like the flexible approach to the variation of townhouse units; consider whether there is opportunity to vary the scale of the building;

  We have attentively varied the sizing and width of the buildings by both varying the number of units in buildings, using differing widths and depths of units, and the orientation of the units (certain buildings are not oriented at the typical 90 degrees)

- appreciate the landscape elements, e.g. connection to the buildings and green buffers;

- like the overall approach to the project;

- project looks good and very well resolved; appreciate the architectural and landscape design; townhouse units are worked out and interlocking very well;
- some buildings within the proposed townhouse development lack planting between the driveways; suggest that the City work with the applicant to eliminate the columns and cantilever the balconies to provide space for additional planting and introduction of planting;

  We have introduced both additional planting between the driveways and also at important visual termination points – see landscape drawings
- reconsider the use of vinyl building materials; suggest that the applicant use hardie in lieu of vinyl;

  We have carefully used brick and shingles at the ground level for all units. The vinyl is restricted only to the second floor and above.
- review interlocking arrangement (closet/bedroom);

  We have no concerns with the current interlocking arrangement design.
- agree with the staff comment regarding additional planting and introduction of planting between driveways; suggest a single cedar hedge and not a full tree which requires more soil volume; also consider planting three to four small evergreen plants;

  Revised as per landscape drawings
- the long drive aisle could be visually broken up with the use of decorative pavers and bands in other locations; will improve the quality of the space and make them useful community spaces;

  Revised as per architectural site plan and landscape drawings
- appreciate the addition of more play equipment; agree with the move to distribute the play equipment around the site;
- agree with comments that the location of garbage and recycling is challenging; applicant is encouraged to look for a viable solution; and

  With the cooperation of the City, we have removed the central garbage and recycling centre and replaced it with individual pick up for all homes. In the individual homes, a space within the garage has been demarcated for the garbage and recycle. There is no exterior demarcated garbage and recycle area to avoid future home owners from leaving unsightly garbage outside in the project.
- appreciate the involvement of an arborist in the project; retention of mature trees on site will enhance the value of the project.

Panel Decision

It was moved and seconded
That DP 14-667441 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Opposed: Tom Parker

Mr. Parker clarified that he voted against the motion because he wanted to see more convertible units in the proposed development, with a ratio of one convertible unit per 15 townhouse units.

ATTACHMENT 3

City of Richmond

Development Permit Considerations
Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9700, 9740 Alexandra Road **File No.:** DP 14-667441

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw No. 9159.
2. Receipt of a Letter-of-Credit for landscaping in the amount of $394,916.72 (i.e. Non ESA: $210,204.72, ESA $184,712) inclusive of a 10% contingency cost. Post installation bonding will be held for 1 year on non-ESA landscaping and 2 years for ESA landscaping.
3. City acceptance of the Developer's offer to voluntarily contribute $17,209.75 for environmental enhancements as compensation for habitat losses incurred on site.
4. City acceptance of the Developer's offer to voluntarily contribute $2,000.00 for the installation of a barn owl box in the West Cambie area.
5. Submission of a plan prepared by a registered Surveyor defining the ESA vegetation areas acceptable to the Director of Development.
6. Registration of an agreement on title for the protection of the site's ESA areas, ensuring that they will not be abandoned or removed and adherence to the Landscape Maintenance and Integrated Pest Management Plan as it applies to those areas.
7. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including:
   a) the proposed number of site monitoring inspections;
   b) a provision that the Arborist will work with City Parks Arborist staff with regard to construction activities in the vicinity of any trees located on City lands; and
   c) a provision for the Arborist to submit a post-construction assessment report to the City for review.
8. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. Submission of a report by a Certified Energy Advisor that outlines, to the satisfaction of the Director of Development, the recommendations for achieving the Ener-guide 82 criteria.
10. Submission of a report by a qualified mechanical ventilation professional that outlines, to the satisfaction of the Director of Development, the recommendations for appropriate ventilation of the development's residential units.

[Signed Original on File]

Signed Date

City of Richmond

Development Permit

No. DP 14-667441

To the Holder:	Polygon Jayden Mews Homes Ltd.
Property Address:	9700 and 9740 Alexandra Road
Address:	900 - 1333 West Broadway Vancouver, BC V6H 4C2

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 Bylaw 8500" is hereby varied to increase the maximum percentage of enclosed vehicle parking spaces provided in a tandem arrangement to 57%.
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 #82 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 $394,916.72 (i.e. Non ESA: $210,204.72, ESA $184,712.00) 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 for non-ESA landscaping and up to two years for ESA landscaping 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.

To the Holder:	Polygon Jayden Mews Homes Ltd.
Property Address:	9700 and 9740 Alexandra Road
Address:	900 - 1333 West Broadway Vancouver, BC V6H 4C2

---

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.

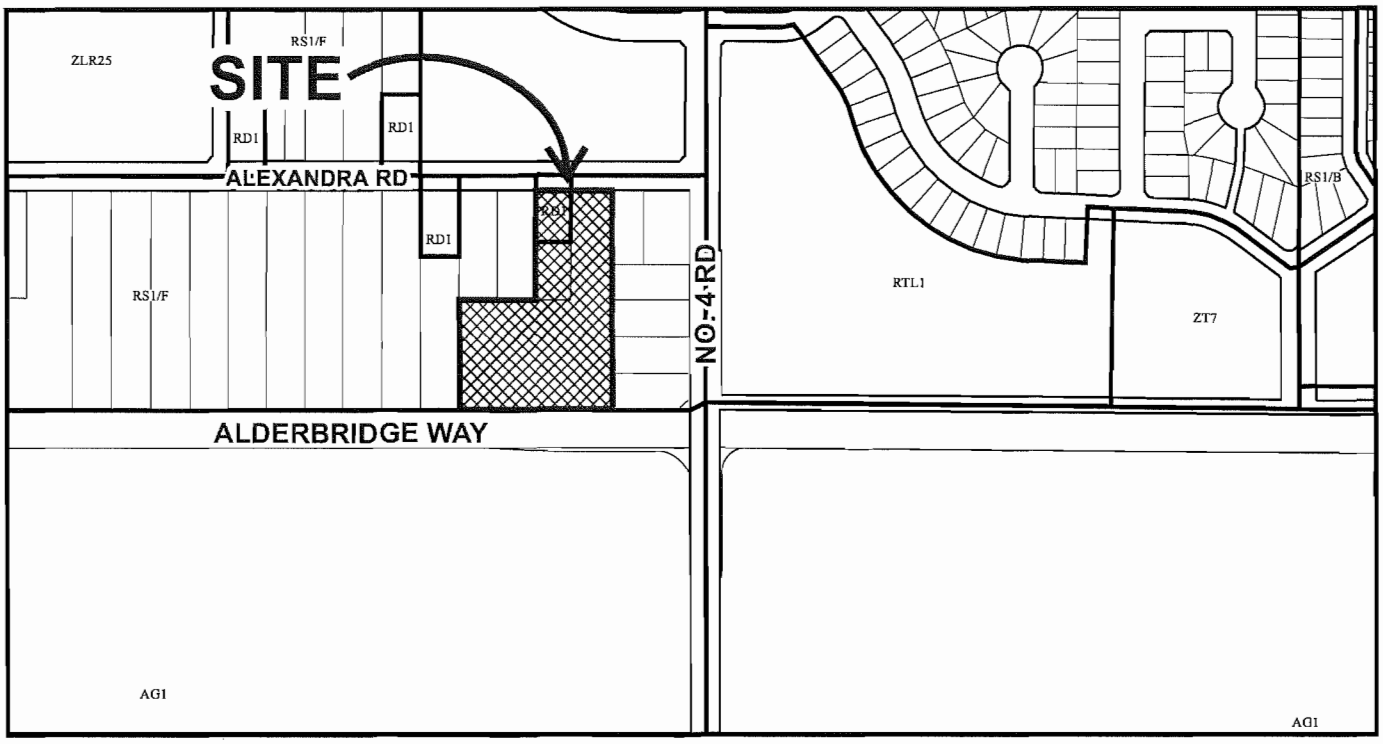
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

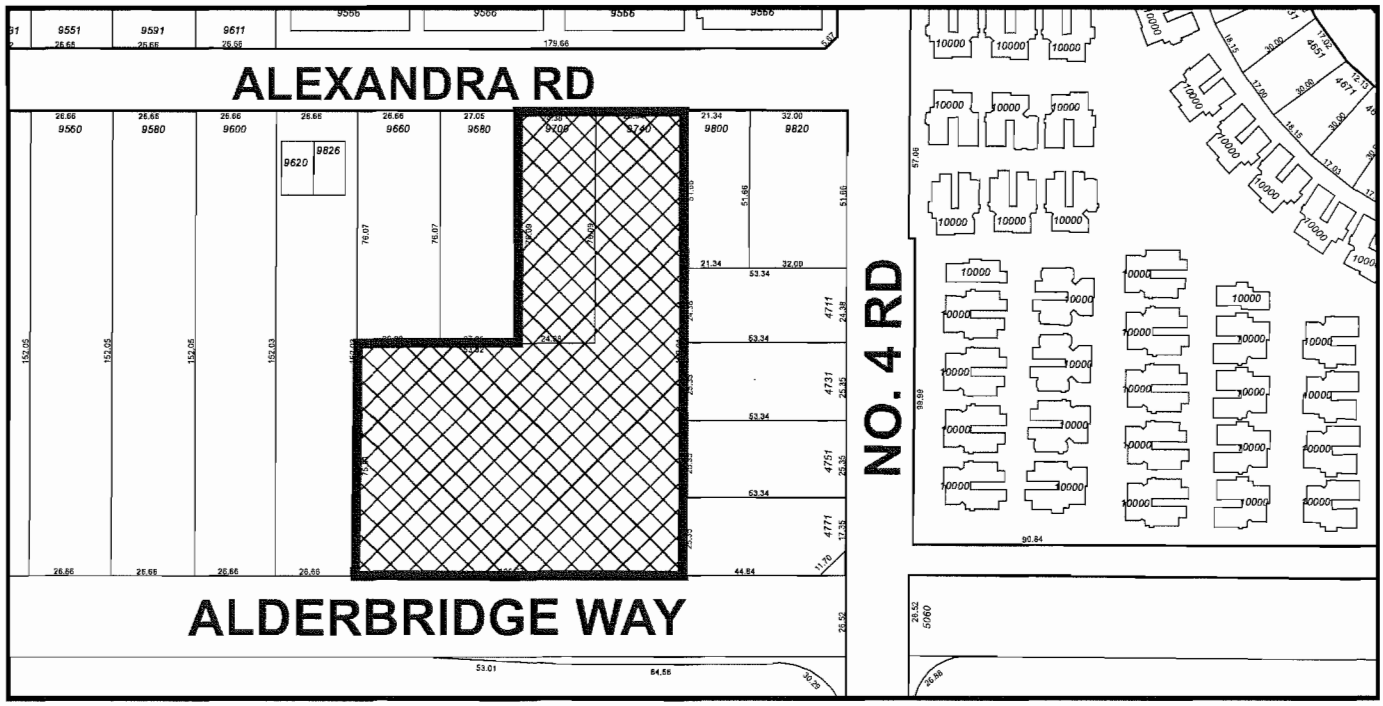
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





	DP 14-667441 SCHEDULE "A"	Original Date: 07/11/14 Revision Date: Note: Dimensions are in METRES

JAYDEN MEWS

for Polygon

Legal Description: Lot 51 and Lot 52 Section 34 Block 5 North Range 6 West NWD. PLAN 35213

Civic Address: 9700 Alexandra, Richmond BC

eta landscape architecture inc.

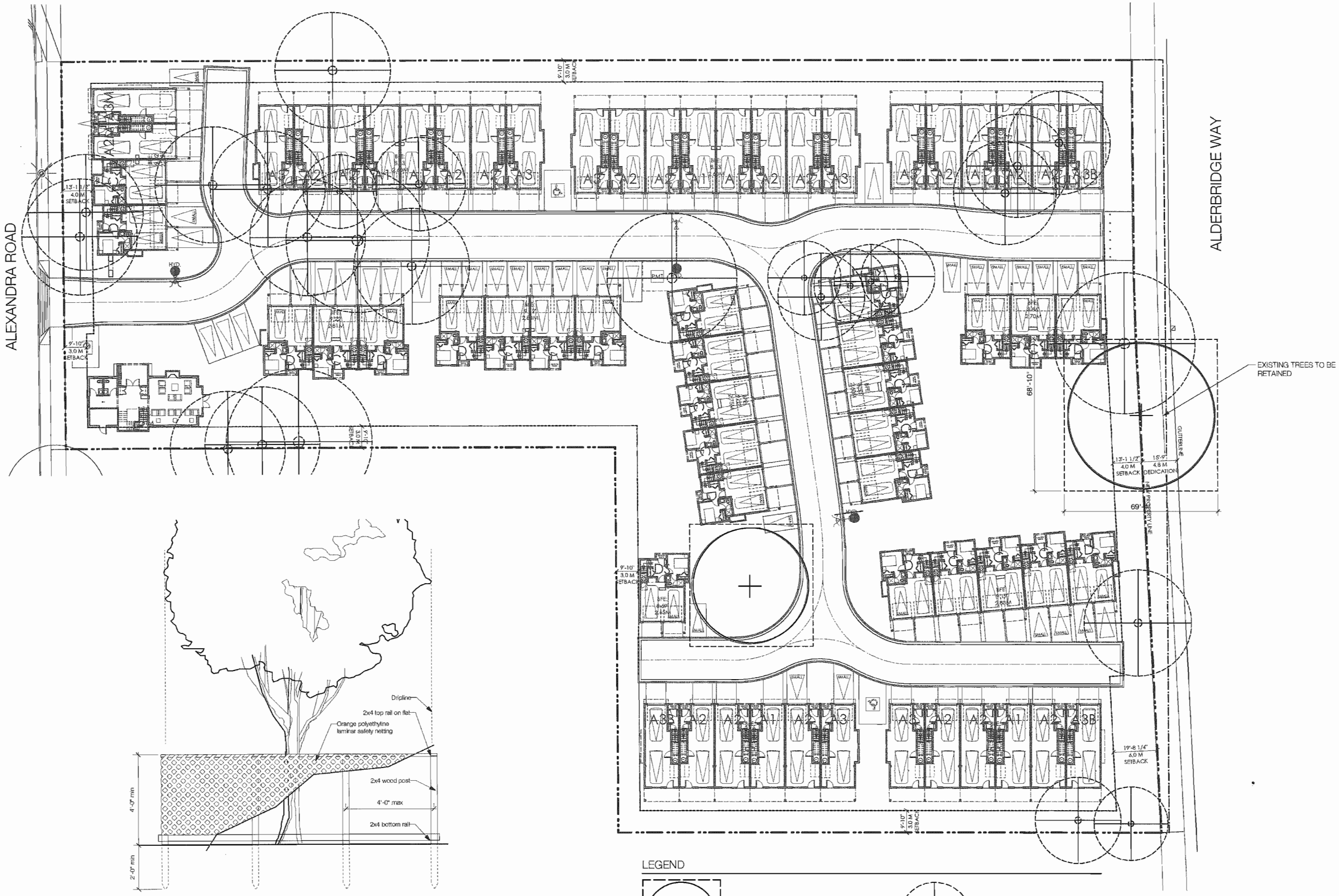
1690 West 2nd Avenue, Vancouver . BC . V6J 1H4
t | 604.683.1456 f | 604.683.1459 w | www.etala.ca

Owner:	Polygon
Architect:	Formwerks Architecture
Landscape:	eta landscape architecture inc.
Civil:	Core Group Consultants
Electrical:	DMD and Associates
Mechanical:	Yonedaa and Associates
Environmental:	Keystone Environmental

RE-ISSUED FOR DP August 22nd, 2014

3a.1	TREE MANAGEMENT PLAN
3a.2	TREE REPLACEMENT PLAN
3b	PUBLIC REALM PLAN
3b.1	PUBLIC REALM PLAN
3b.2	PUBLIC REALM PLAN
3c	SITE SERVICING PLAN
3d	SITE PLAN
3e	LANDSCAPE LAYOUT: SITE PLAN
3e.1	LANDSCAPE LAYOUT: AREA 1
3e.2	LANDSCAPE LAYOUT: AREA 2
3e.3	LANDSCAPE LAYOUT: AREA 3
3e.4	LANDSCAPE LAYOUT: AREA 4
3e.5	LANDSCAPE LAYOUT: AREA 5
3e.6	LANDSCAPE LAYOUT: AREA 6
3e.7	LANDSCAPE LAYOUT: AREA 7
3f	LANDSCAPE LIGHTING PLAN
3g	LANDSCAPE PLANTING: SITE PLAN
3g.1	LANDSCAPE PLANTING: AREA 1
3g.2	LANDSCAPE PLANTING: AREA 2
3g.3	LANDSCAPE PLANTING: AREA 3
3g.4	LANDSCAPE PLANTING: AREA 4
3g.5	LANDSCAPE PLANTING: AREA 5
3g.6	LANDSCAPE PLANTING: AREA 6
3g.7	LANDSCAPE PLANTING: AREA 7
3h.1	LANDSCAPE SECTIONS
3h.2	LANDSCAPE SECTIONS
3i.1	LANDSCAPE DETAILS
3i.2	LANDSCAPE DETAILS
3i.3	LANDSCAPE DETAILS
3i.4	LANDSCAPE DETAILS
3i.5	LANDSCAPE DETAILS: CHILDREN'S PLAY ELEMENTS
3i.6	LANDSCAPE DETAILS: AMENITY @ RETAINED TREES
3j.1	PERMEABILITY PLAN
3j.2	VEGETATIVE COVERAGE PLAN
3j.3	PROPOSED HABITAT PLAN
3j.4	CHILDREN'S PLAY PLAN

DP 14-667441 OCT 15 2014



1 DETAIL:Tree Protection Fence, typical
Scale: 1/2" = 1'-0"

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Client Review
B	5/5/14	Issued for Rezoning Report
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #47

OCT 15 2014

POLYGON

eta landscape architecture

1590 West 2nd Avenue
Vancouver , BC , Canada V6J 1H4

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

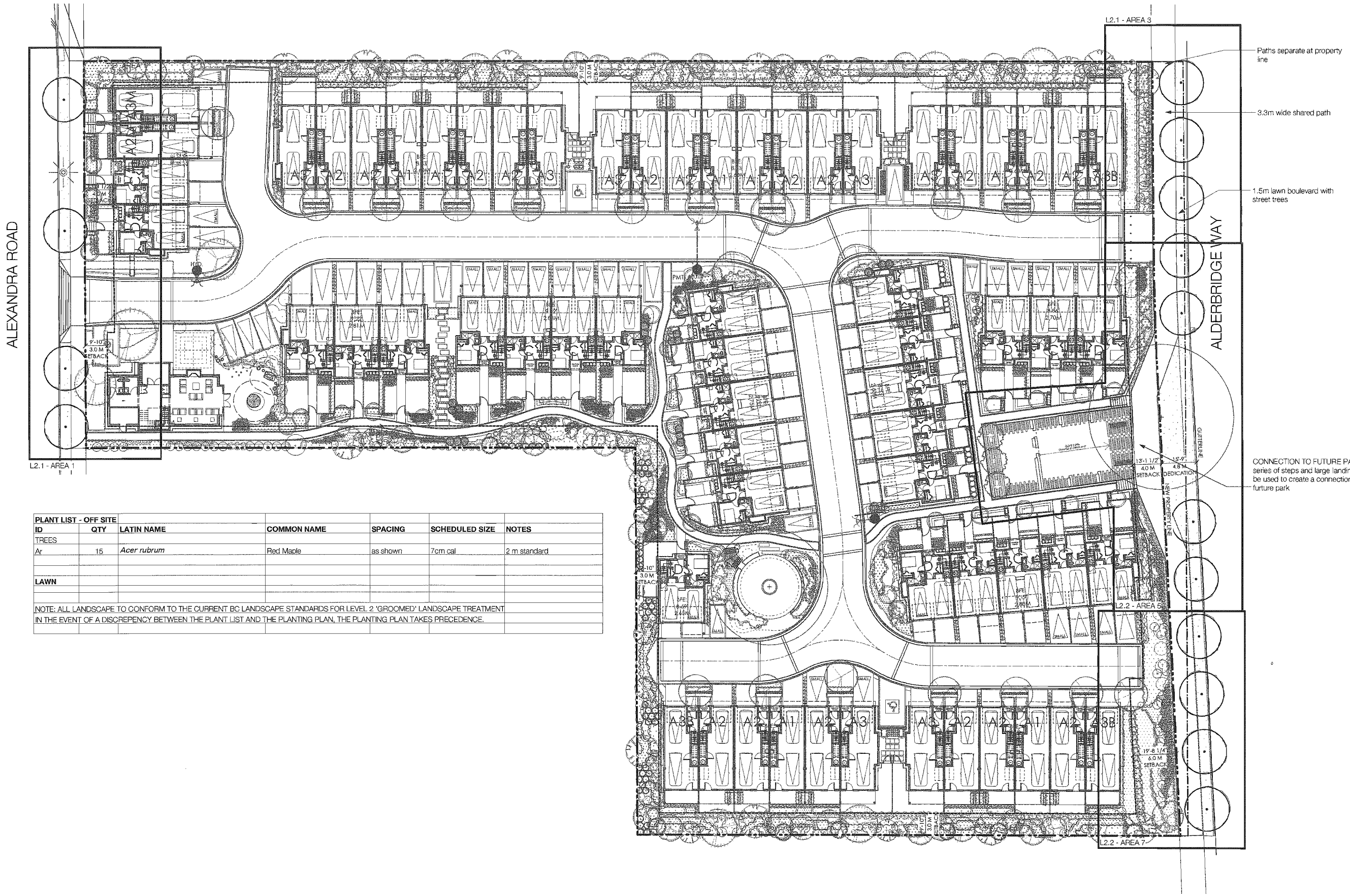
Drawing Title
TREE MANAGEMENT PLAN

DP 14-697441

Legal
Lot 51 and Lot 52 Section 34 Block 5 North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1"=20'-0"
Reviewed By DT	Drawing No. 3a.1
Date 11.01.2013	of 36

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.wrx



PLANT LIST - OFF SITE						
ID	**QTY**	**LATIN NAME**	**COMMON NAME**	**SPACING**	**SCHEDULED SIZE**	**NOTES**
TREES						
Ar	15	*Acer rubrum*	Red Maple	as shown	7cm cal	2 m standard
LAWN						
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPENCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

0 10 20 30 40 50 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	9/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #48

Professional Seal

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

PUBLIC REALM
PLAN

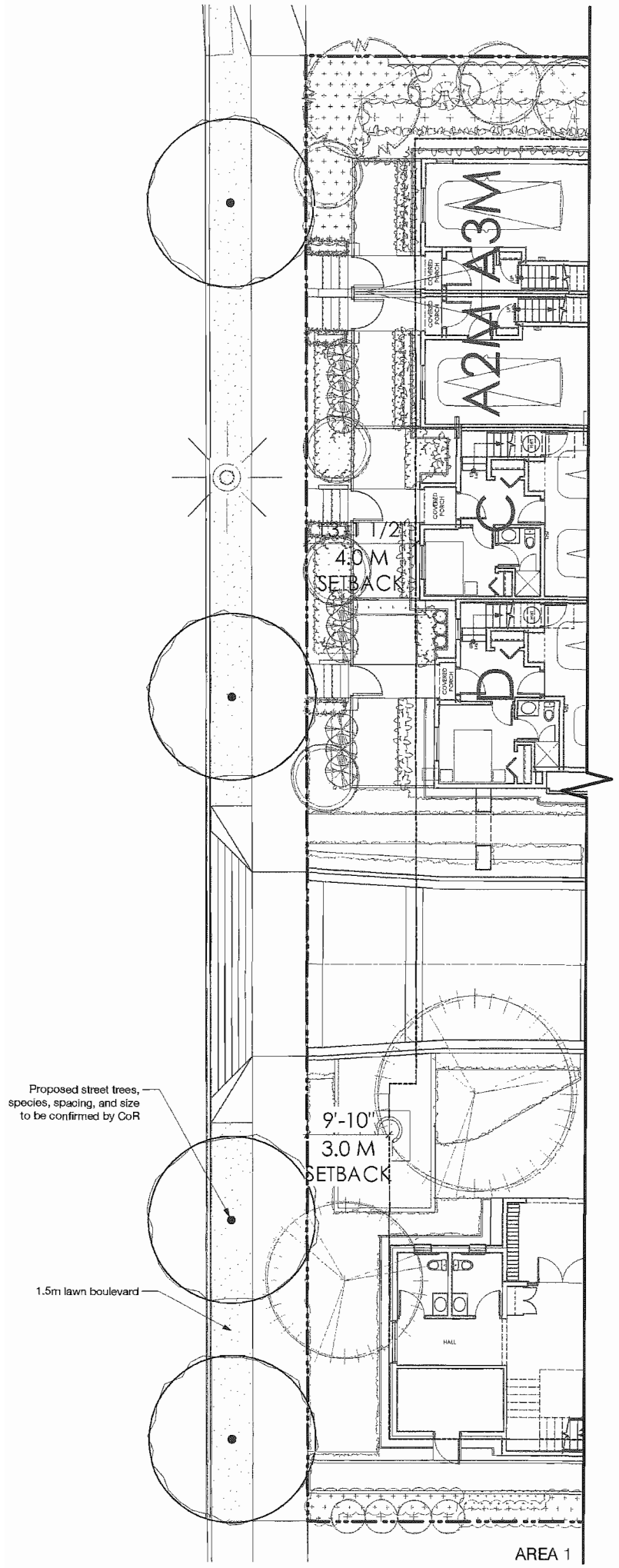
DP 14-667441

Legal

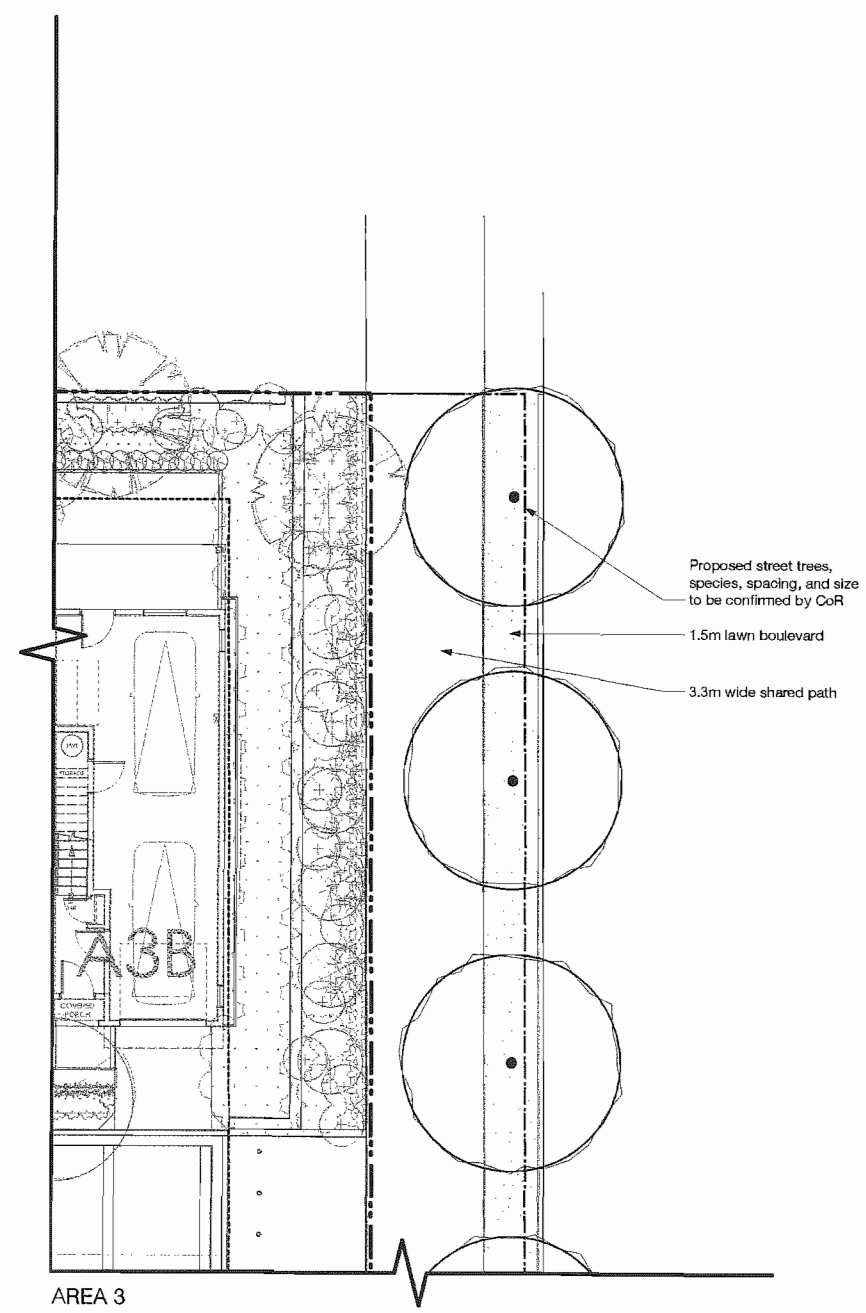
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager	Project ID
DT/CB	21322
Drawn By	Scale
CB	1"=20'-0"
Reviewed By	Drawing No
DT	3b
Date	of
11.01.2013	36

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.wwx



AREA 1



AREA 3

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Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan # 49

Professional Seal

OCT 15 2014

POLYGON

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DP 14-667441

Project
JAYDEN MEWS

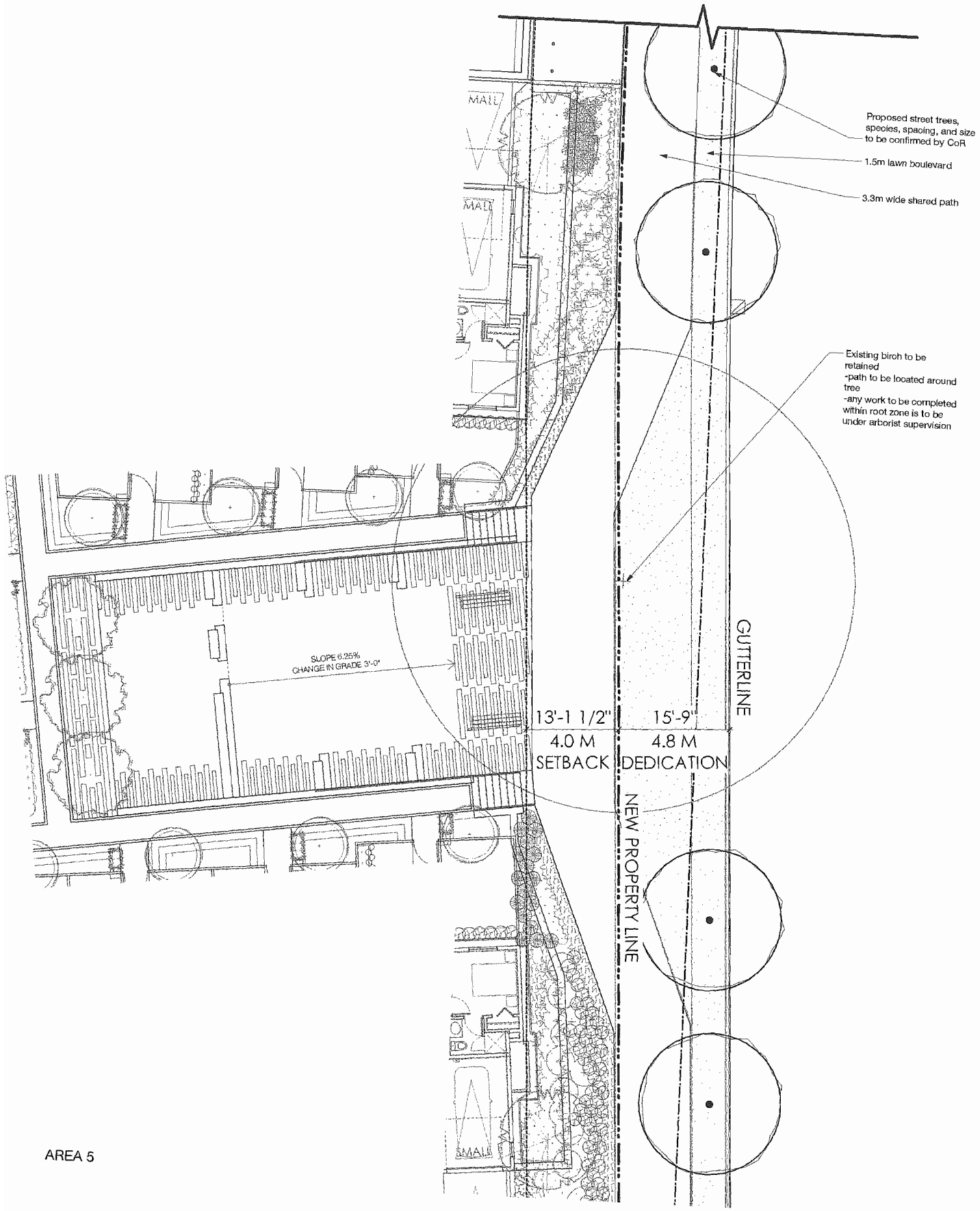
9700 Alexandra
Richmond, BC

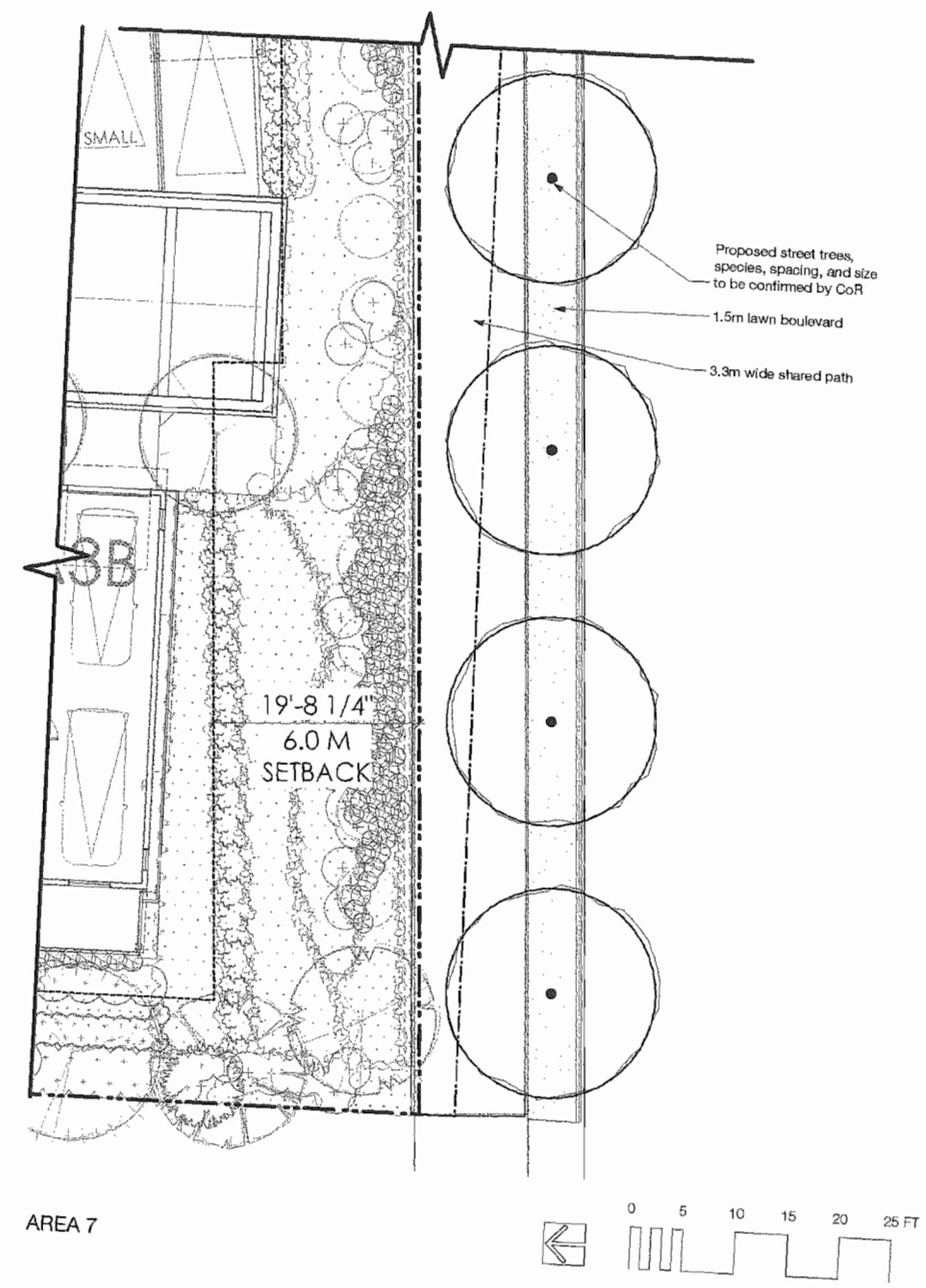
Drawing Title
PUBLIC REALM
AREA 1 AND 3

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3b.1 — of — 36
Date 02.05.2014	

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.vwx





Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #50

Professional Seal

OCT 15 2014

POLYGON

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

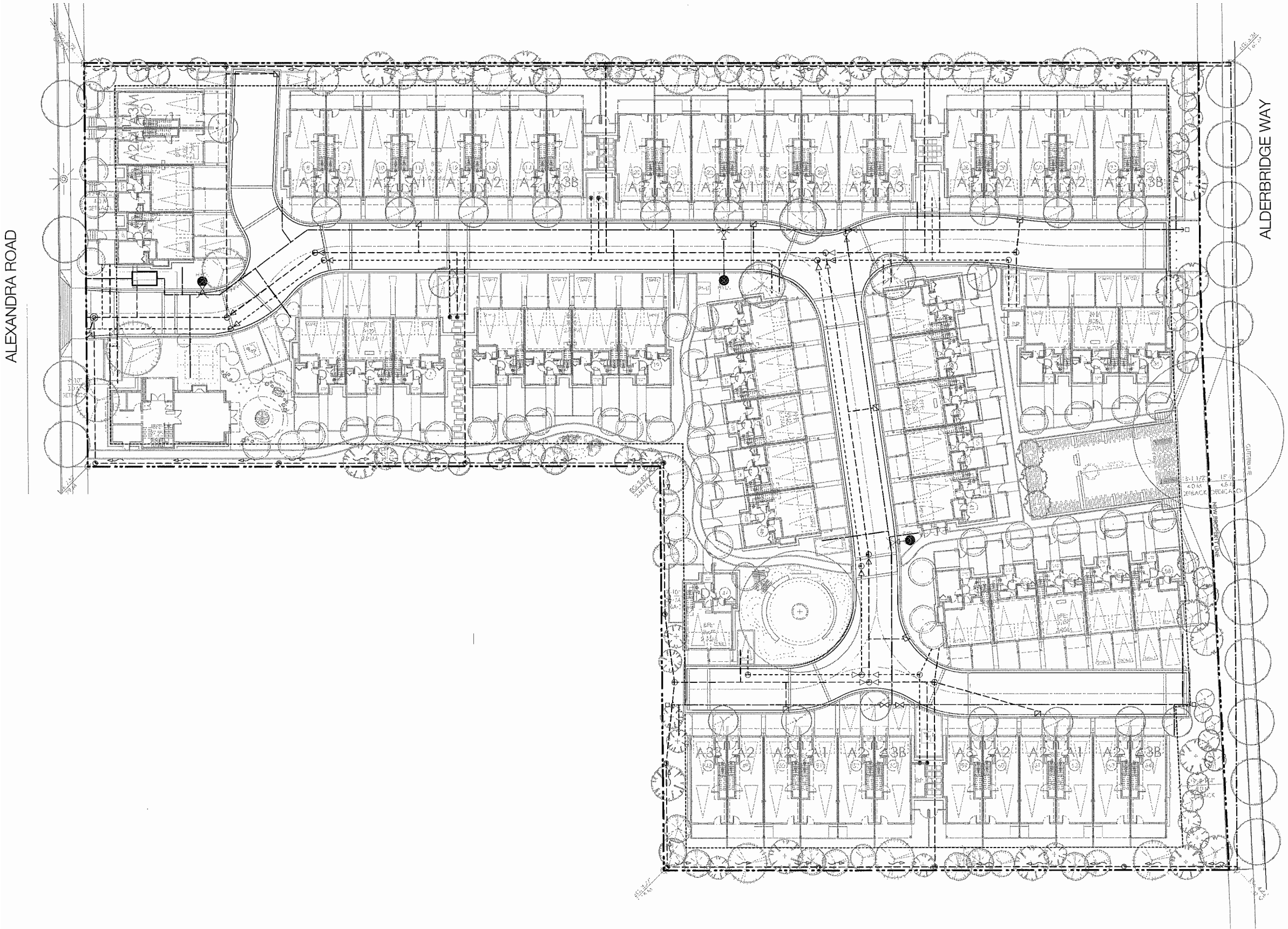
Drawing Title
PUBLIC REALM:
AREA 5 AND 7

DP 14-667441

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No.
Date 08.13.2013	3b.2 of 36

Plot Date: 8/21/14



0 10 20 30 40 50 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #51

OCT 15 2014

DP 11-667441

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

SITE SERVICING PLAN:

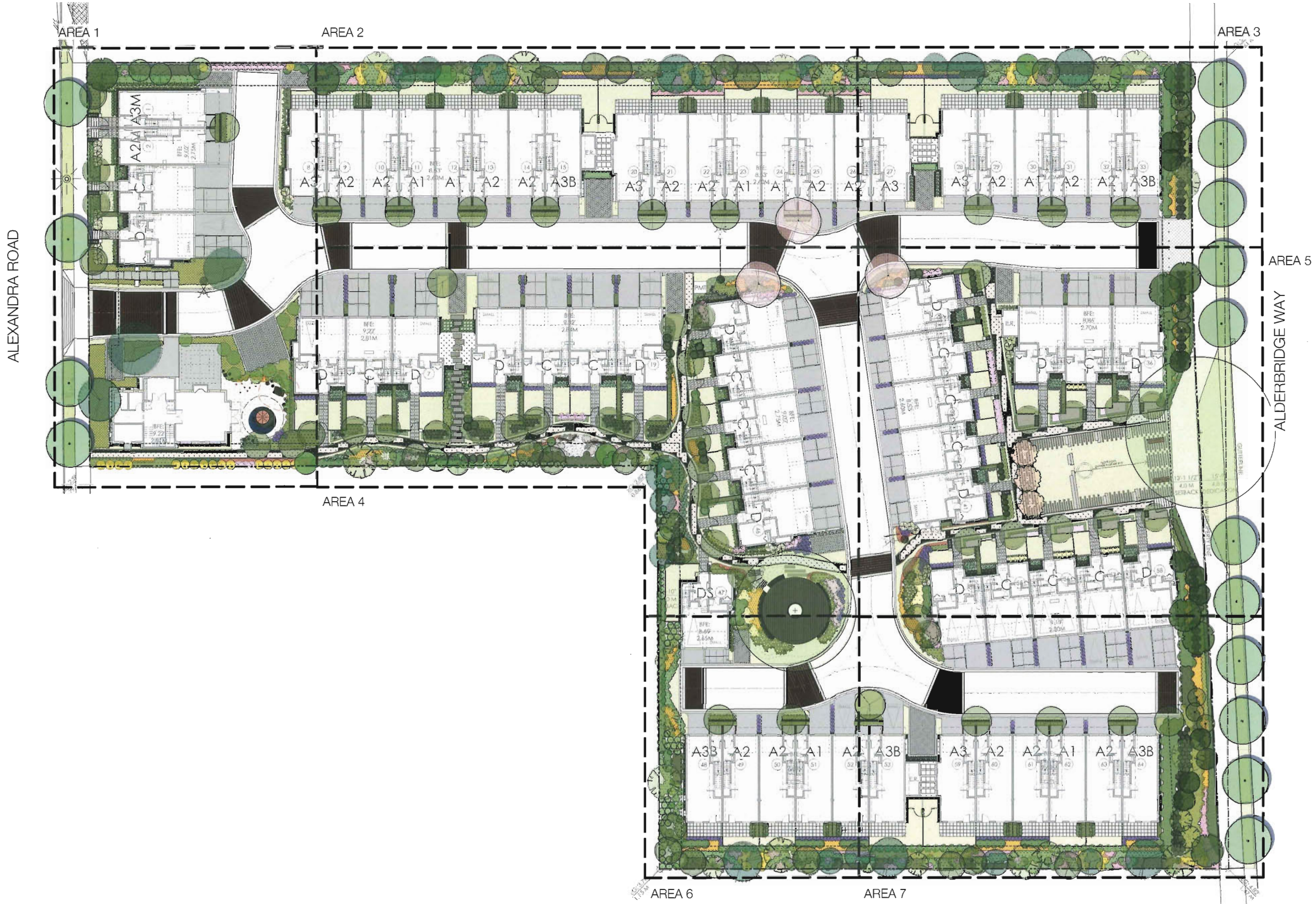
Coordination with civil

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No: 3c
Date: 11.01.2013	— of — 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



0 10 20 30 40 50 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/10/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #52

Professional Seal

OCT 15 2014

POLYGON

eta landscape architecture

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE
SITE PLAN

DP 14-667441

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1"=20'-0"
Reviewed By DT	Drawing No.
Date 08.13.2013	3d of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.wrx

SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
1	BENCH	7'4"	Bancal - backed	Landscape Forms			2
2	UNDULATING BENCHES			custom		Cedar and Concrete	2
3	LITTER CONTAINER		Park Vue with Lid	Landscape Forms		Black	1
4	VEGETABLE DOME			custom		Black	1

MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
5	PATHWAY - Field	3/8" minus crushed gravel				to be spec'd	
	- Soldier	Type 3- 3" x 7 1/8" x 2 3/8"	Old Country Stone	Abbotsford Concrete		to be spec'd	
6	ENTRY A	Type 2- 5 15/16" x 7 1/8" x 2 3/8"	Old Country Stone	Abbotsford Concrete		to be spec'd	
		Type 3- 3" x 7 1/8" x 2 3/8"	Old Country Stone	Abbotsford Concrete		to be spec'd	
7	ENTRY B - Field		Concrete		Light broom-finish	Natural	
	- Soldier	Type 3- 3" x 7 1/8" x 2 3/8"	Old Country Stone	Abbotsford Concrete		to be spec'd	
8	PATIO	24" x 24" x 2"	Texada Hydrapressed slabs	Abbotsford Concrete		Natural	
9	STEPPING STONES	24" x 24" x 2"	Texada Hydrapressed slabs	Abbotsford Concrete		Natural	
10	PERMEABLE PAVING		Aquapave Old Country Stone	Abbotsford Concrete	45° Herringbone		
11	CONCRETE	4'-0" x 4'-0" saw-cut pattern			Light broom-finish	Natural	
12	STAMPED CONCRETE				Light broom-finish	to be spec'd	
13	GRASS PAVE 2			Invisible Structures			
14	PRE-CAST STAIRS	24" x 16" x 6"	Roman steps	Sanderson Concrete		Natural	1
		48" x 16" x 6"	Roman steps	Sanderson Concrete		Natural	22
		60" x 16" x 6"	Roman steps	Sanderson Concrete		Natural	6
15	RETAINING WALL A		AB Collection	Allan Block		to be spec'd	
16	RETAINING WALL B		Flex MSE Vegetated Wall	Allan Block			
17	RUBBER SURFACE		Pour-in-Place	Marathon Surfaces		to be spec'd	

FENCES							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
18	3'-0" TIMBER FENCE			custom		to be spec'd	
19	6'-0" TIMBER FENCE			custom		to be spec'd	

PLAY EQUIPMENT							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
20	ROTATING STRUCTURE		Rotating dish ERD820S	Elephant Play		to be spec'd	1
21	TUNNEL		Log Crawl Tunnel #173594	Landscape Structures		to be spec'd	1
22	AGILITY POLES			Custom		to be spec'd	9
23	LOGS	1.2m to 1.8m (4'-0" to 6'-0") length			Cedar		9
24	BOULDERS - Size A	0.45m (1'-6") height					7
25	BOULDERS - Size B	0.76m (2'-6") height					5
26	BOULDERS - Size C	1.0m (3'-6") height					3
27	TIMBER STUMPS - Size A	0.6m (2'-0") height			Cedar		4
28	TIMBER STUMPS - Size B	0.91m (3'-0") height			Cedar		3
29	TIMBER STUMPS - Size C	1.2m (4'-0") height			Cedar		3
	NOTE: Final heights of timber stumps and boulders to be confirmed						

NOTE:
A SERIES OF BOULDERS, LOGS AND AND STEPPING STONES WILL BE INSTALLED ALONG THE MEANDERING PATHWAY TO INCORPORATE ADDITIONAL PLAY ELEMENTS INTO THE LARGER AMENITY SPACE.

THESE ITEMS WILL ALSO SERVE FOR HABITAT AND NESTING FOR BIRD AND INSECT SPECIES.

0 10 20 30 40 50 FT

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

POLYGON

eta landscape architecture
1690 West 2nd Avenue
Vancouver , BC , Canada V6J 1H4
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f | 683-1459
w | www.eta-la.ca

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title
LANDSCAPE LAYOUT:
SITE PLAN

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

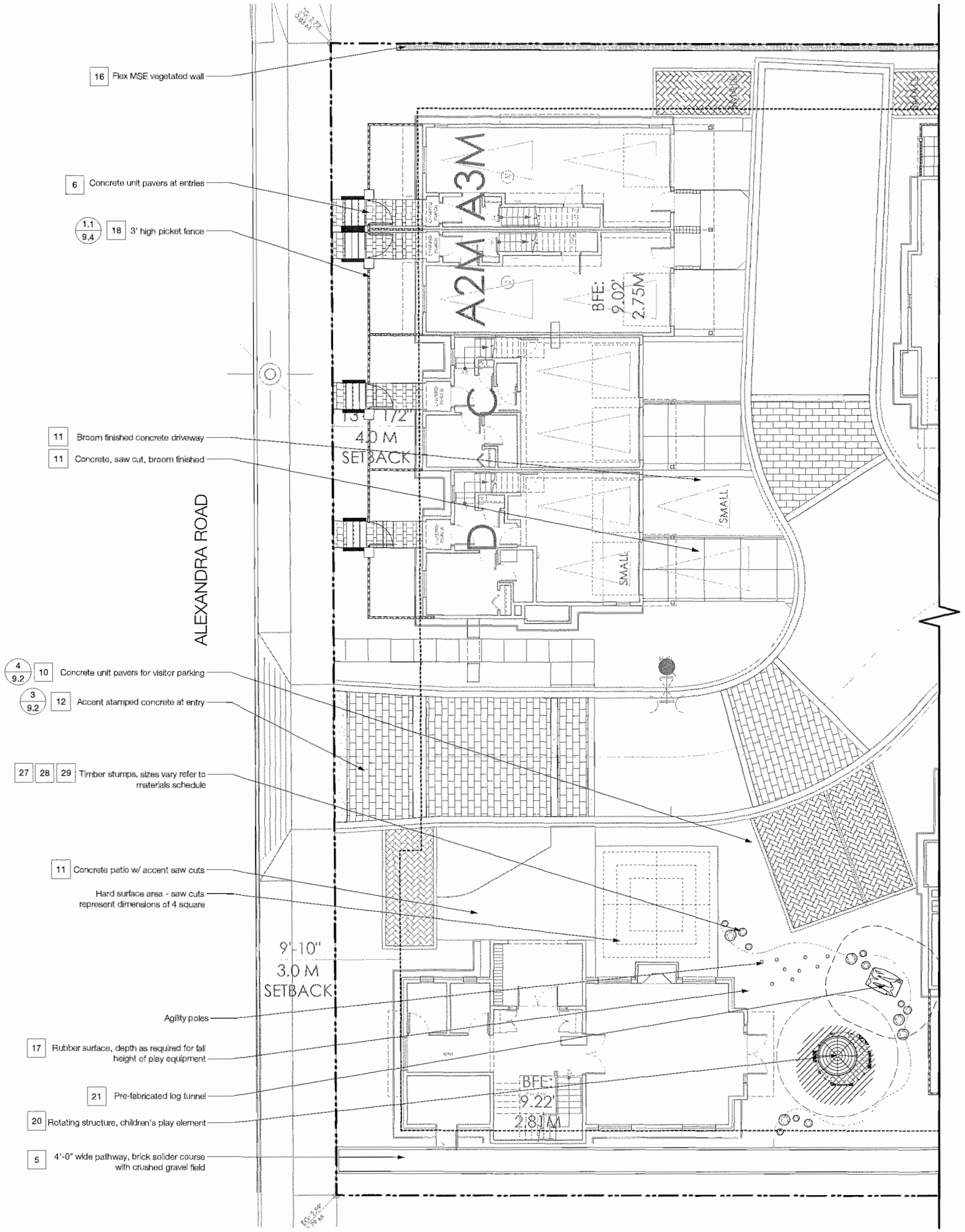
Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1"=20'-0"
Reviewed By DT	Drawing No. 3e of 36
Date 11.01.2013	

Plot Date:
8/4/14
21322_JaydenMews_2014.08.03.vwx

OCT 15 2014

Plan #53

DP 14-667441



0 5 10 15 20 25 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/6/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 1

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

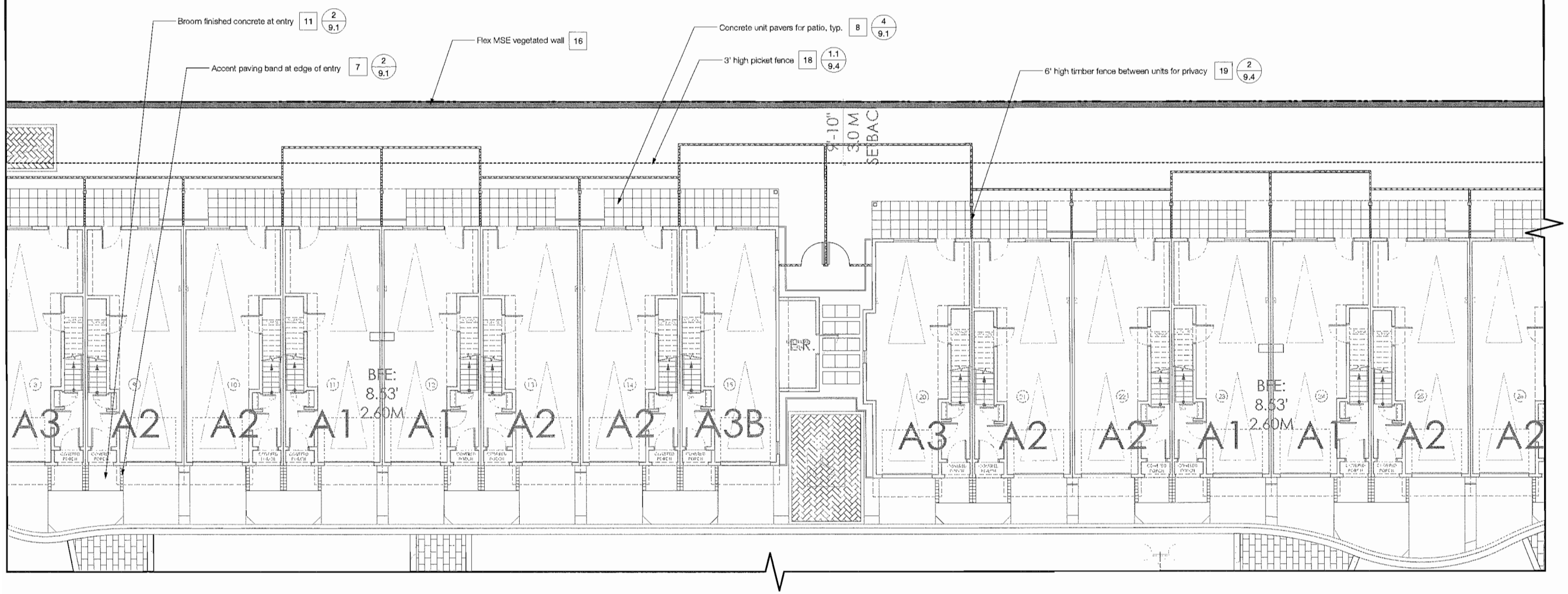
Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3e.1
Date 08.13.2013	— of — 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

Plan #54

OCT 15 2014

RB 14-667441



Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #55

Professional Seal

OCT 15 2014

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 2

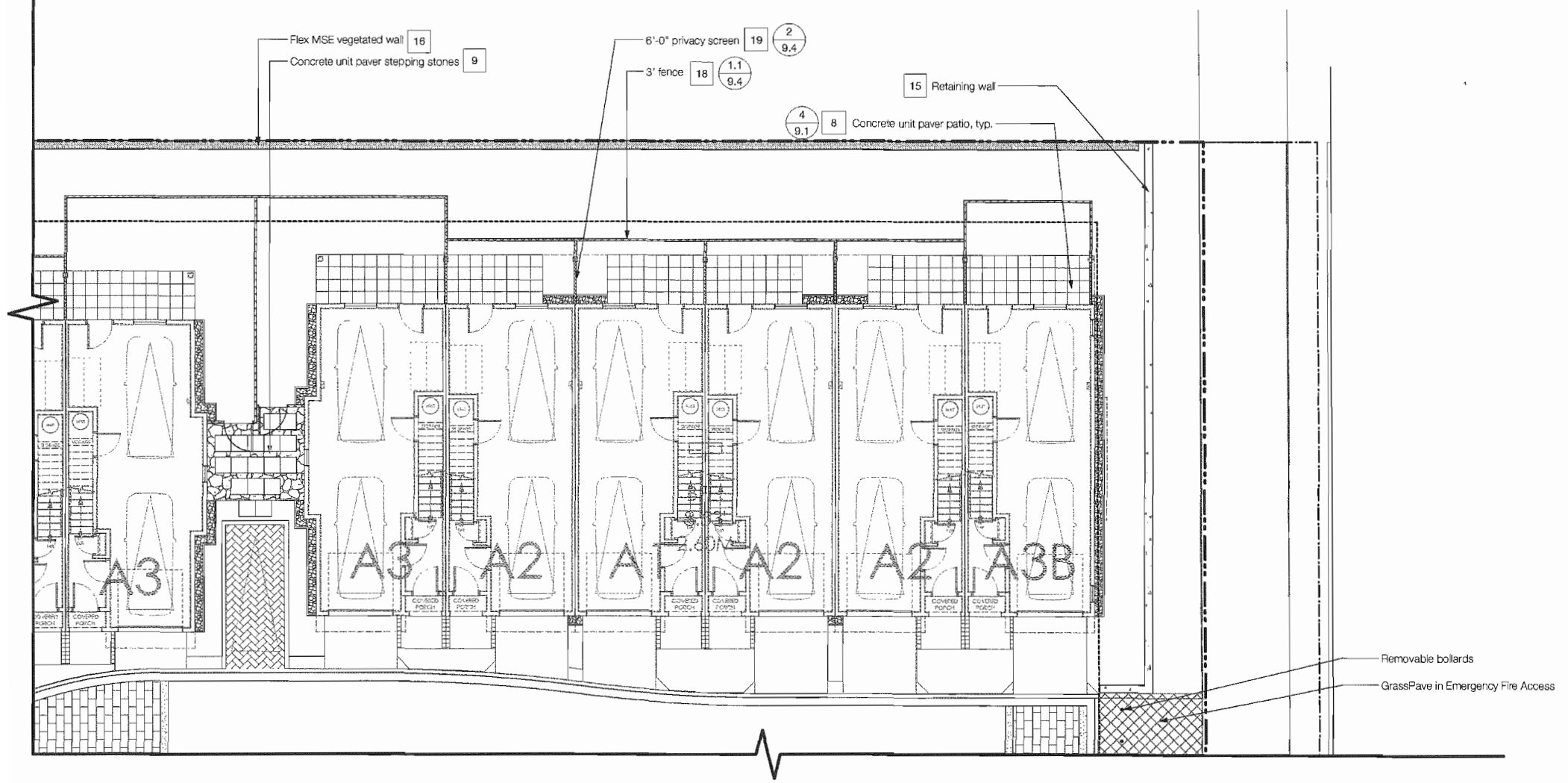
DP 14-667441

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 36213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3e.2
Date 08.13.2013	of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
B	7/15/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #56

Professional Seal

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

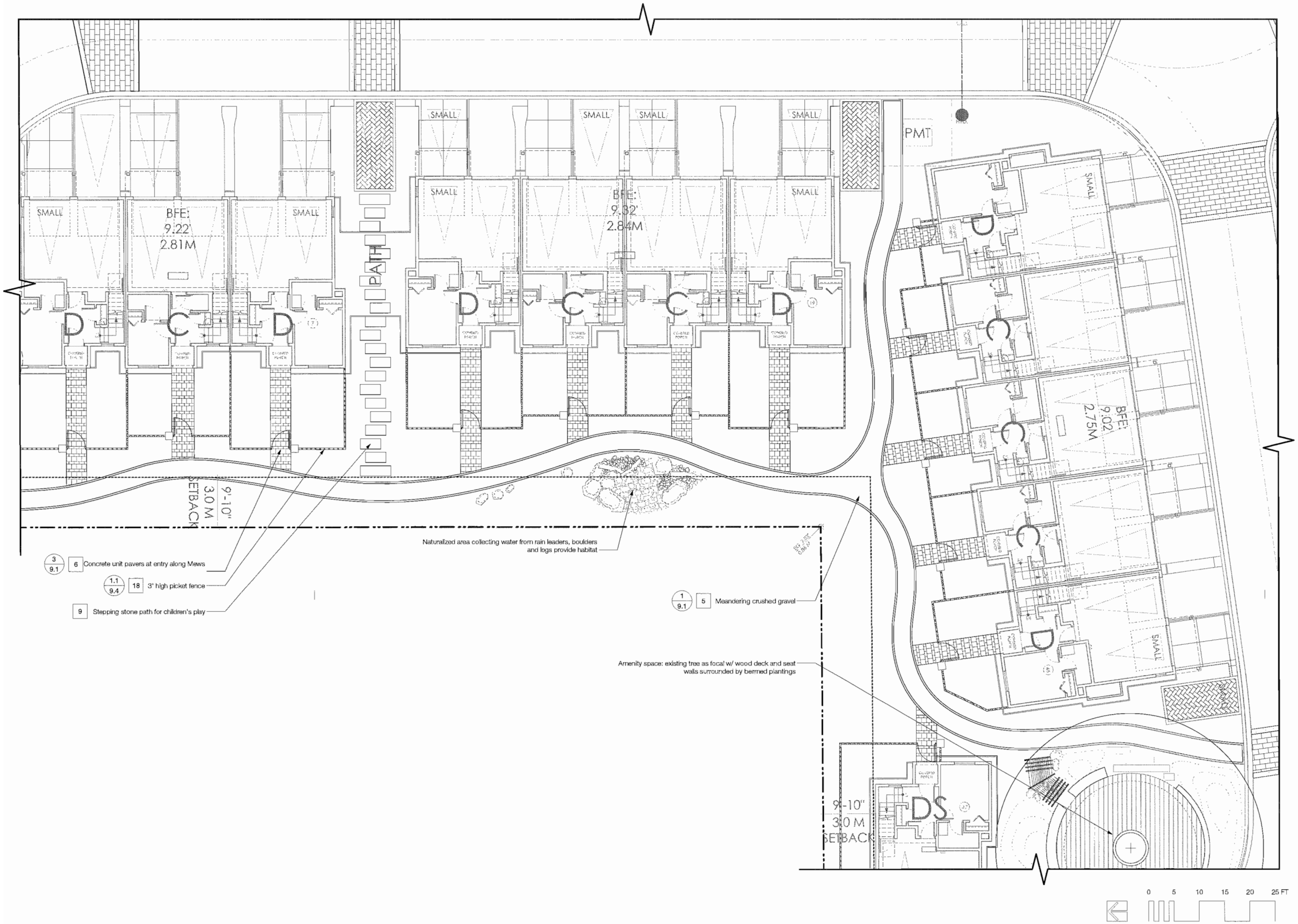
LANDSCAPE LAYOUT:
AREA 3

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager	Project ID
DT/CB	21322
Drawn By	Scale
CB	1/8" = 1'-0"
Reviewed By	Drawing No.
DT	3e.3
Date	of
09.13.2013	36

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.wxx

DP 14-667



Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #57

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 4

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3e.4
Date 08.13.2013	— of — 36

Plot Date:
8/4/14
21322_JaydenMews_2014.08.03.vwx

DP 14-657141

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/15/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #58

Professional Seal

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 5

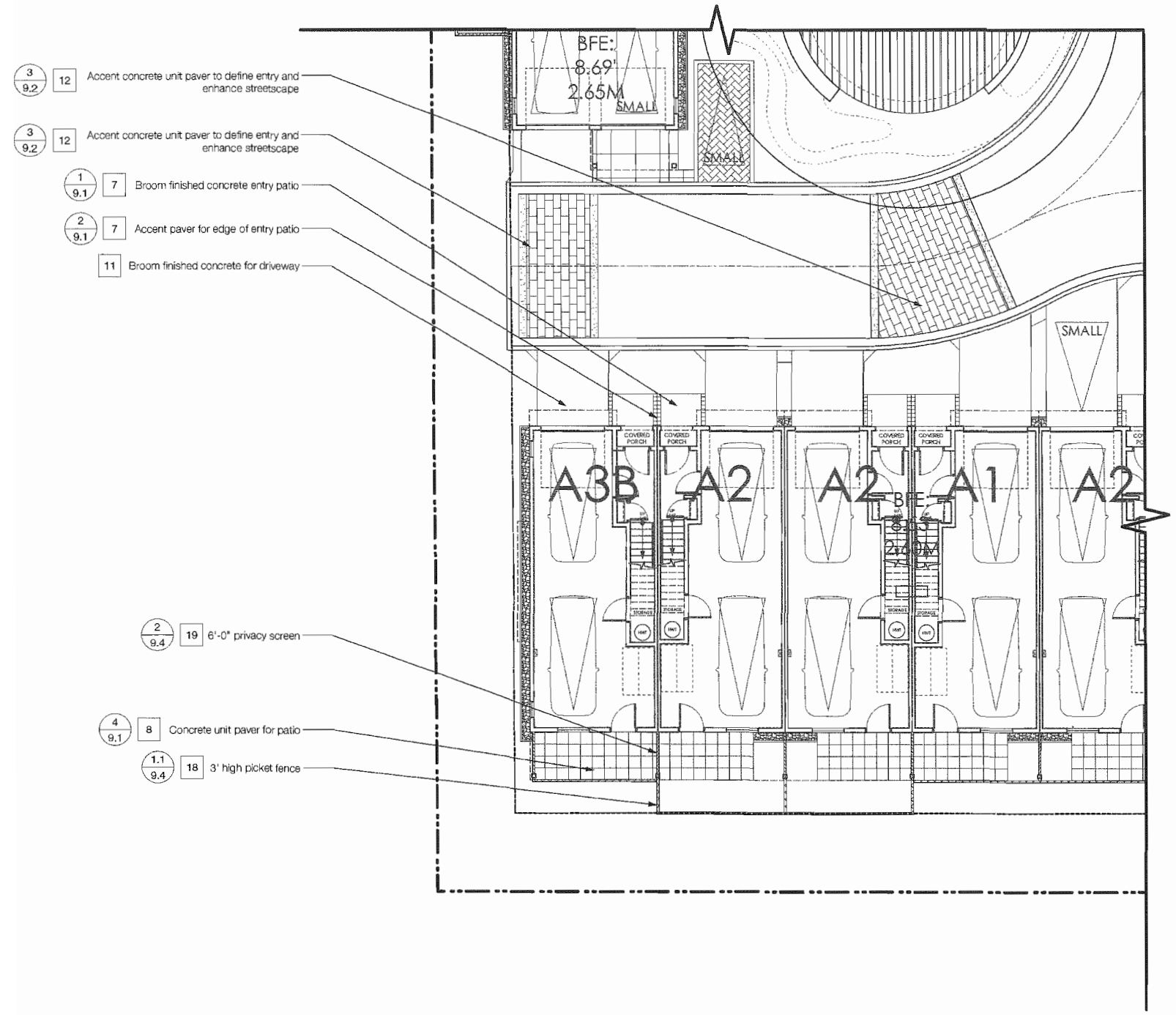
Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3e.5 of 36
Date 08.13.2013	

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.vwx

DP 14-667441



Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #159

Professional Seal

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 6

DP 14-667411

Legal:
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1/8" = 1'-0"
Reviewed By: DT	Drawing No. 3e.6
Date: 08.13.2013	— of — 36

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.vwx

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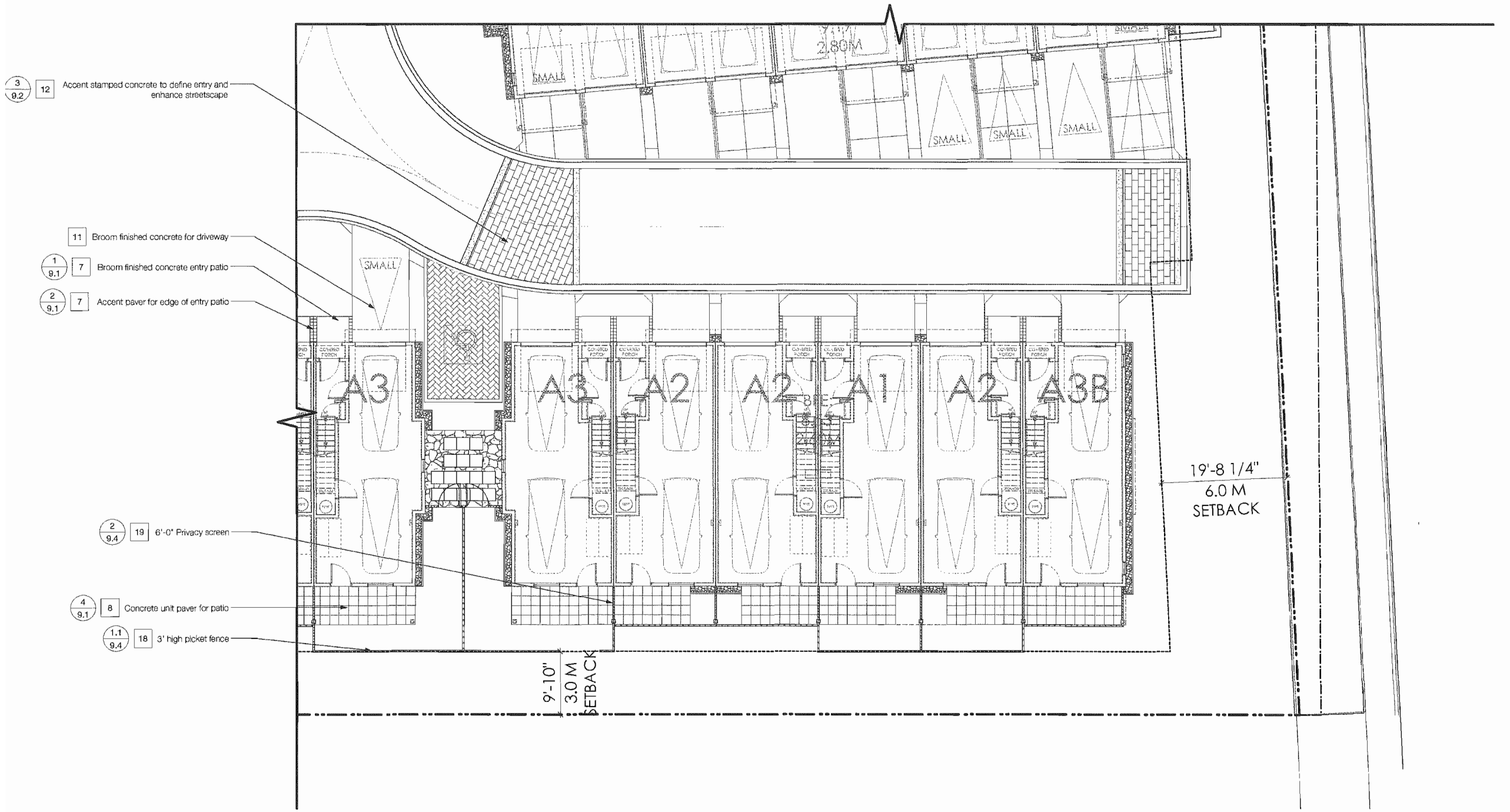

0 5 10 15 20 25 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/15/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	6/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #60

Professional Seal

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LAYOUT:
AREA 7

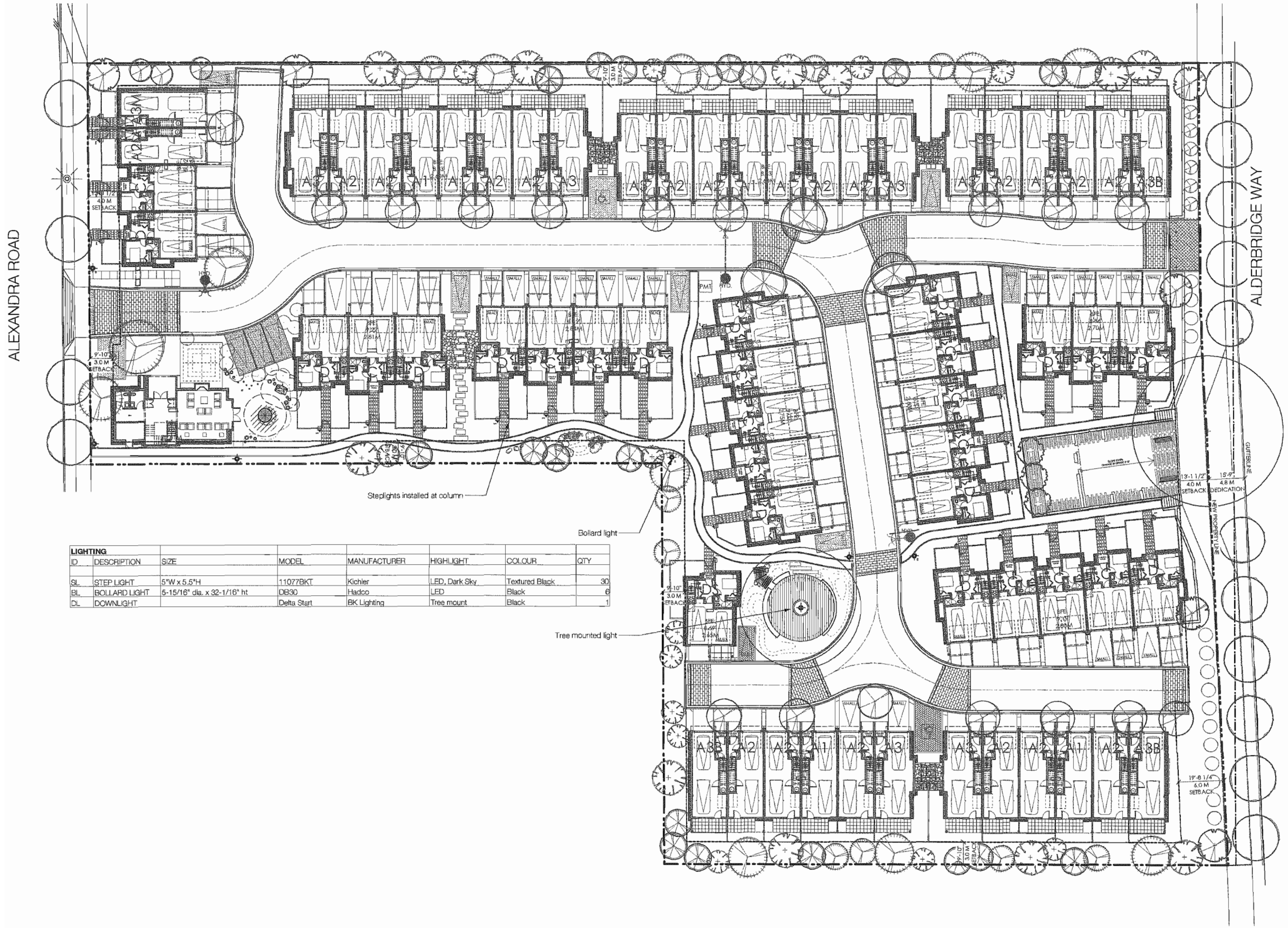
Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1/8" = 1'-0"
Reviewed By: DT	Drawing No: 3e.7 of 36
Date: 08.13.2013	

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.wcx

RZ 14-667441



LIGHTING							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
SL	STEP LIGHT	5"W x 5.5"H	11077BKT	Kichler	LED, Dark Sky	Textured Black	30
BL	BOLLARD LIGHT	5-15/16" dia. x 32-1/16" ht	DB30	Hadco	LED	Black	6
DL	DOWNLIGHT		Delta Start	BK Lighting	Tree mount	Black	1

0 10 20 30 40 50 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

OCT 15 2014

Plan #61

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE LIGHTING
LAYOUT PLAN

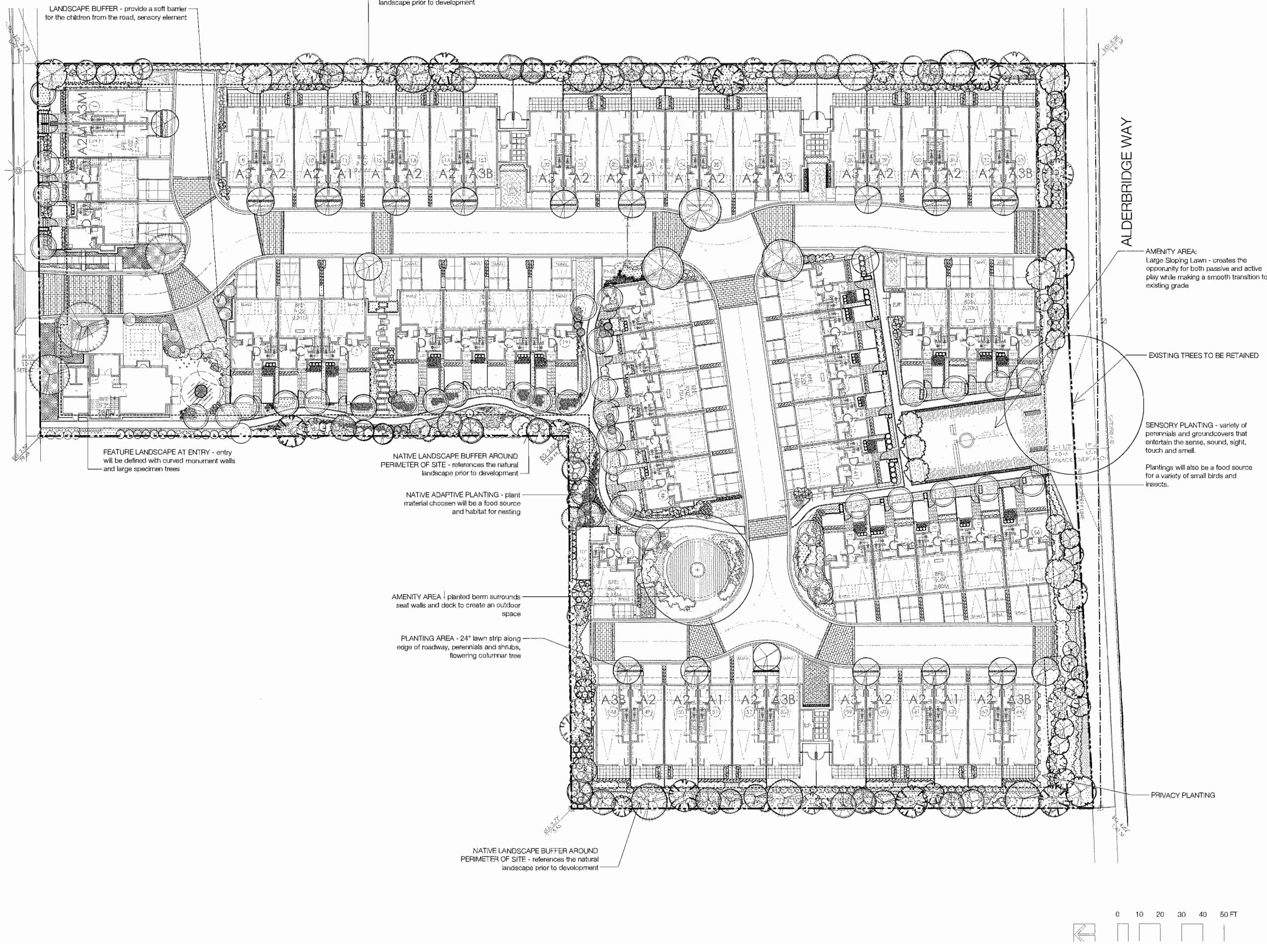
Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1"=20'-0"
Reviewed By DT	Drawing No. 3f of 36
Date 11.01.2013	

Plot Date:
8/21/14
21322 JaydenMews RzDP 20140822.wcx

RZ 14-670-17



Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Client Review
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
SITE PLAN

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No. 3g of 36
Date: 08.13.2013	

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

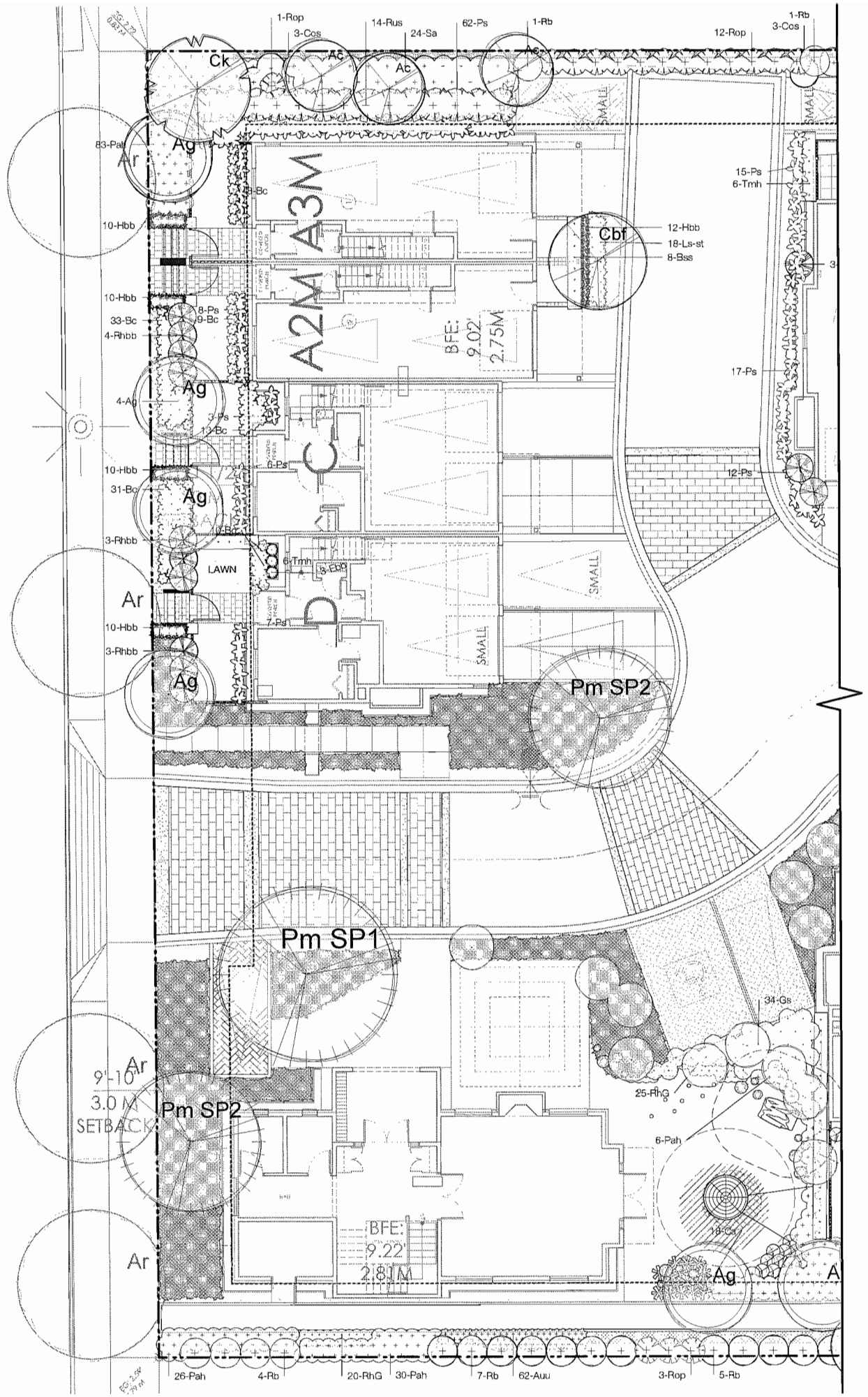
Plan #62

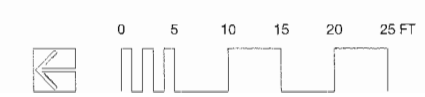
OCT 15 2014

DP 14-697111

PLANT LIST - EXCLUDING ESA HABITAT BUFFER						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ag	39	*Acer grieseum*	paperbark maple	as shown	6cm cal.	multistem/B&B
Mxs	3	*Magnolia x soulangiana 'Alba'*	Saucer magnolia	as shown	4m ht B&B	Specimen, full
Pm SP1	1	*Pseudotsuga menziesii*	Douglas Fir	as shown	7m ht/ B&B	full/ bushy canopies
Pm SP2	2	*Pseudotsuga menziesii*	Douglas Fir	as shown	6m ht/ B&B	full/ bushy canopies
Prsa	3	*Prunus serrulata "akebono"*	Flowering Cherry	as shown	6cm cal.	full, bushy plants
Pts	12	*Populus tremula 'erecta'*	Swedish Aspen	as shown	6cm	full, bushy plants
Sst	19	*Sorbus thuringiaca 'fastigiata'*	oakleaf mountain ash	as shown	6cm cal./2m standard	full, bushy plants
SHRUBS						
Aad	72	*Astilbe x arendsii 'Deutschland'*	Deutschland astilbe		2'0"	#2 cont.	full/ bushy plants
Auu	108	*Arctostaphylos uva-ursi*	Bearberry, Kinnikinick		10"	#1 cont.	
Bc	246	*Bergenia cordifolia Bressingham White*	Heartleaf Bergenia		1'4"	#1 cont.	full/ bushy plants/ heavy
Bss	136	*Buxus sempervirens 'Suffruticosa'*	dwarf English boxwood		1'6"	#2 cont.	full/ bushy plants
Ca	176	*Carex albula*	frosty curls sedge		1'6"	#2 cont.	full, bushy plants
Cca	29	*Cornus canadensis*	Bunchberry		1'6"	#1	full/bushy plants
Cos	14	*Cornus stolonifera*	Red twig Dogwood		3'0"	#3 cont.	full/ bushy plants
Ebb	74	*Euphorbia 'Black Bird'*	black bird spurge		1'6"	#2 cont.	full/ bushy plants
Epa	181	*Epilobium angustifolium*	fireweed		1'6"	#1 cont.	full, bushy plants
Epm	52	*Echinacea purpurea 'Magnus'*	Cone flower		1'4"	#2 cont.	full/ bushy plants
Ga	34	*Gaultheria shallon*	Salal		2'0"	#3 cont.	full/ bushy plants
Haa	16	*Hydrangea arborescens 'Annabelle'*	'Annabelle' hydrangea		3'0"	#3 cont.	full/ bushy plants
Hbb	356	*Heuchera 'Black Beauty'*	Black Beauty Coral Bells		1'0"	#2 cont.	full, bushy plants
Lah	353	*Lavandula angustifolia 'Hidcote Blue'*	Hidcot Blue Lavender		1'6"	#2 cont.	full/ bushy plants
Le-sl	211	*Liriope spicata*	Lilyturf		1'4"	#1 cont.	full, bushy plants
Op	602	*Ophiopogon planiscapus 'Nigrescens'*	Black Mondo Grass		10"	#1 cont.	
Pah	568	*Pennisetum alopecuroides 'Hameln'*	dwarf fountain Grass		1'6"	#1 cont.-heavy	full/ bushy plants
Ps	480	*Polystichum setiferum*	Alaska fern		1'6"	#2 cont.	full/ bushy plants
Rb	91	*Ribes sanguineum*	red flowering currant		4'0"	#2 cont./ staked	full/ bushy plants
RhG	10	*Rhododendron x 'Buzzer Beater'*	buzzer beater rhododendron		2'0"	#5 cont.	full, bushy plants
RhB	15	*Rhododendron x 'Buzzer Beater'*	buzzer beater rhododendron		1'0"	#5 cont.	full, bushy plants
RhG	348	*Ruberckia "Goldstrum"*	Golden Coneflower		1'0"	#2 cont.	full/ bushy plants
Rop	48	*Rosa pisacarpa*	swamp rose		3'0"	#3 cont.	full/ bushy plants
Sa	14	*Symphoricarpos alba*	snowberry		2'0"	#5 cont.	full/ bushy plants
Tmh	301	*Taxus media 'Hicksii'*	Anglojap Yew		1'6"	1.2m/B&B	full, bushy plants
	0				0"		
PERENNIALS/GROUNDCOVERS						
	317	*Dicentra formosa*	Pacific bleeding heart		1'0"	#1 cont.	full, bushy plants
	151	*Fragaria chiloensis*	coastal strawberry		1'0"	#1 cont.	full, bushy plants
	1042	*Maianthemum dilatum*	false lily- of the-valley		10"	#1 cont.	full, bushy plants
	500	*Fritillaria camschatcensis*	black lily	randomly	bulb	
	250	*Fritillaria lanceolata*	chocolate lily	randomly	bulb	
LAWN						
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPENCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						

PLANT LIST - ESA HABITAT BUFFER						
ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Ac	6	*Acer circinatum*	Vine Maple	as shown	3m B&B	full, bushy plants
Ar	18	*Alnus rubra*	red alder	as shown	6m - 8m ht/ B&B	low branching
Ck	8	*Cornus kousa*	Kousa Dogwood	as shown	8cm cal/ B&B	2m standard/ full crown
Cr	10	*Crataegus douglasii*	black hawthorne	as shown	7cm cal/ B&B	1.8m standard
Mal	9	*Malus fusca*	Pacific crabapple	as shown	#15 cont.	full, bushy plants
Pls	16	*Picea sitchensis*	sitka spruce	as shown	2.5m ht/B&B	
Pse-1	8	*Pseudotsuga menziesii*	Douglas fir	as shown	4.5m ht/ B&B	full/ bushy canopies
Pse-2	11	*Pseudotsuga menziesii*	Douglas fir	as shown	2.5m ht/ B&B	full/ bushy canopies
Tp-1	13	*Thuja plicata*	Western Red Cedar	as shown	4.5m ht/B&B	
SHRUBS						
Auu	786	*Arctostaphylos uva-ursi*	Bearberry, Kinnikinick		10"	#1 cont.	
Ca	65	*Carex albula*	frosty curls sedge		1'0"	#2 cont.	full, bushy plants
Cca	830	*Cornus canadensis*	Bunchberry		1'0"	#1	full/bushy plants
Cos	306	*Cornus stolonifera*	Red twig Dogwood		3'0"	#3 cont.	full/ bushy plants
Epa	68	*Epilobium angustifolium*	fireweed		1'0"	#1 cont.	full, bushy plants
Epm	483	*Echinacea purpurea 'Magnus'*	Cone flower		1'4"	#2 cont.	full/ bushy plants
Ga	288	*Gaultheria shallon*	Salal		2'0"	#3 cont.	full/ bushy plants
Haa	6	*Hydrangea arborescens 'Annabelle'*	'Annabelle' hydrangea		3'0"	#3 cont.	full/ bushy plants
Lah	123	*Lavandula angustifolia 'Hidcote Blue'*	Hidcot Blue Lavender		1'0"	#2 cont.	full/ bushy plants
Myp	54	*Myrica pensylvanica*	bayberry		3'0"	#3	full/bushy plants
Oem	2	*Oemleria cerasiformis*	Indian plum		12'0"	#7	full/bushy plants
Oem	6	*Oemleria cerasiformis*	Indian plum		1'6"	#7	full/bushy plants
Pah	202	*Pennisetum alopecuroides 'Hameln'*	dwarf fountain Grass		1'0"	#1 cont.-heavy	full/ bushy plants
Pha	170	*Philadelphus gordonianus*	mock orange		2'0"	#3 cont.	full/ bushy plants
Ps	62	*Polystichum setiferum*	Alaska fern		1'0"	#2 cont.	full/ bushy plants
Rb	75	*Ribes sanguineum*	red flowering currant		4'0"	#2 cont./ staked	full/ bushy plants
RhG	1237	*Ruberckia "Goldstrum"*	Golden Coneflower		1'0"	#2 cont	full/ bushy plants
Rop	38	*Rosa pisacarpa*	swamp rose		3'0"	#3 cont.	full/ bushy plants
Rup	111	*Rubus parviflorus*	thimbleberry		3'0"	#3 cont.	full/ bushy plants
Rus	47	*Rubus spectabilis*	salmonberry		3'0"	#3 cont.	full/ bushy plants
Sa	284	*Symphoricarpos alba*	snowberry		2'0"	#5 cont.	full/ bushy plants
Sar	6	*Sambucus racemosa*	Red Elder		6'0"	#5 cont.	full/ bushy plants
	0				0"		
PERENNIALS/GROUNDCOVERS						
	109	*Fragaria chiloensis*	coastal strawberry		1'0"	#1 cont.	full, bushy plants
	100	*Maianthemum dilatum*	false-lily- of the-valley		10"	#1 cont.	full, bushy plants
	500	*Fritillaria camschatcensis*	black lily	randomly	bulb	
	250	*Fritillaria lanceolata*	chocolate lily	randomly	bulb	
LAWN						
NOTE: ALL LANDSCAPE TO CONFORM TO THE CURRENT BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT						
IN THE EVENT OF A DISCREPENCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						





Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 12th, 2014

Issue

No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	6/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #63

OCT 15 2014

DP 14-667141

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
AREA 1

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3g.1
Date 08.13.2013	of 36

Plot Date:
8/4/14
21322_JaydenMews_2014.09.03.vwx

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

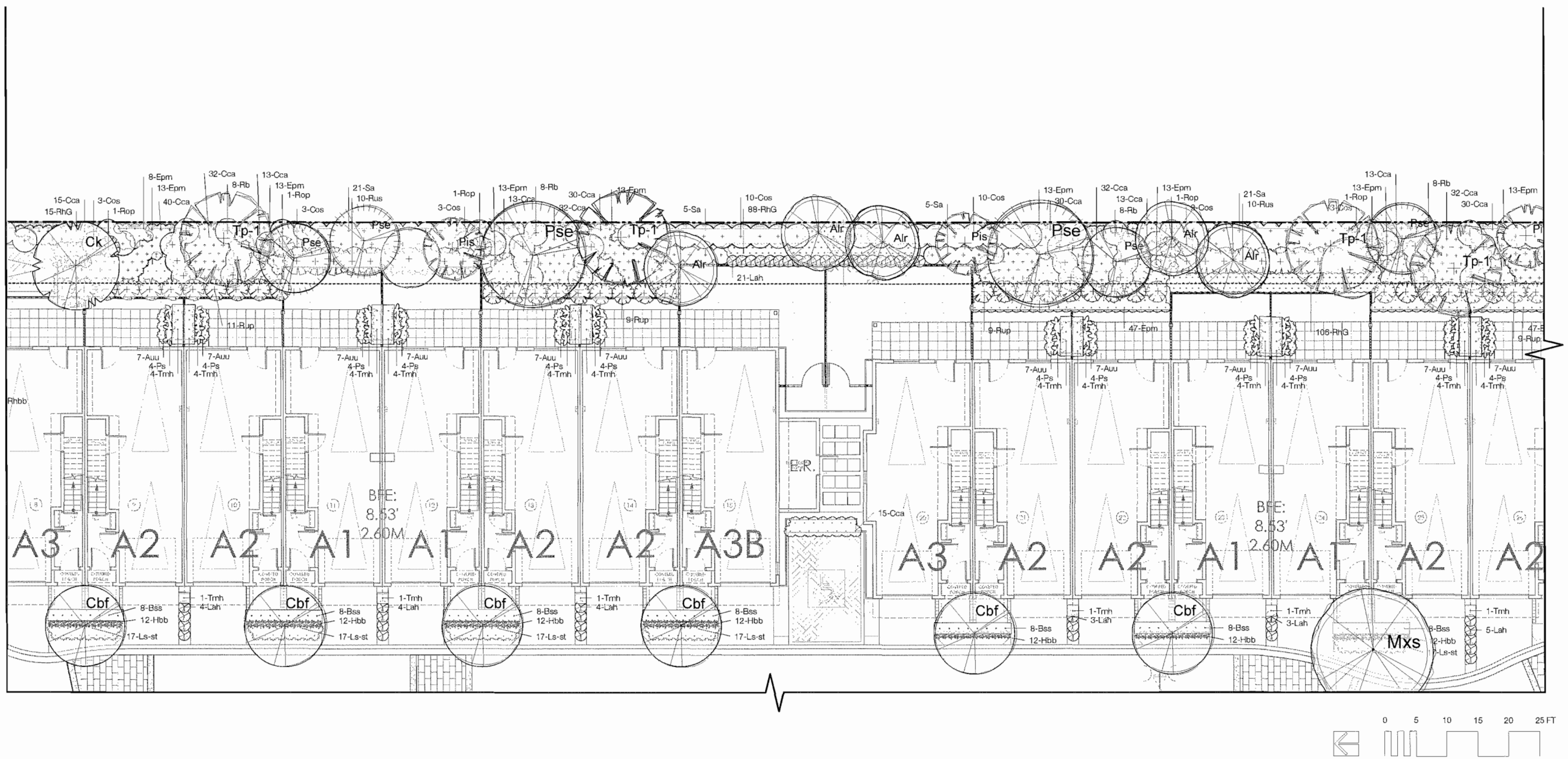
Issue No.	Date	Issue Notes
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #64

OCT 15 2014

DP 14-667411

Professional Seal



0 5 10 15 20 25 FT

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

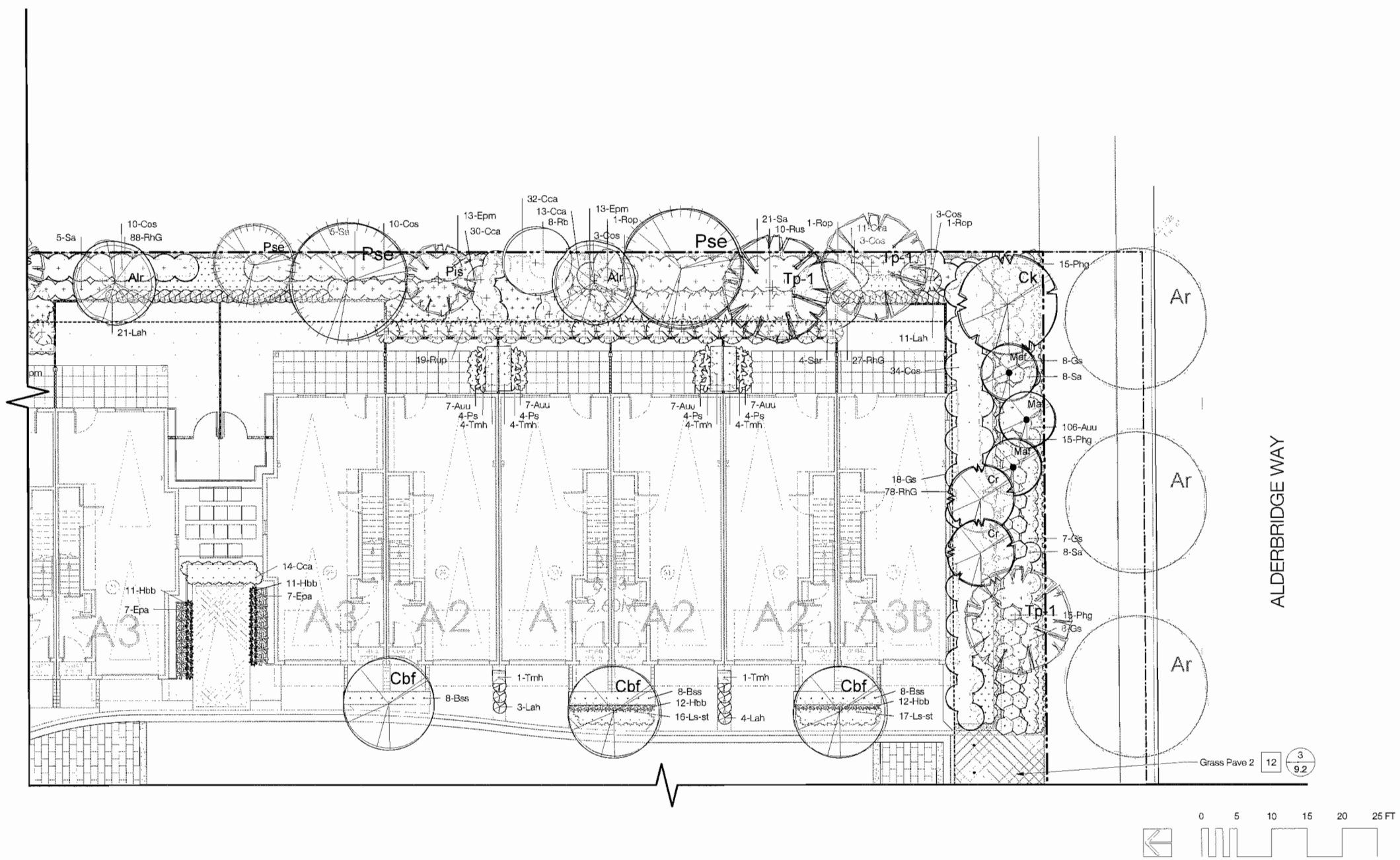
Drawing Title

LANDSCAPE PLANTING:
AREA 2

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 352 13

Project Manager: DT/CB	Project #: 21322
Drawn By: CB	Scale: 1/8" = 1'-0"
Reviewed By: DT	Drawing No.: 3g.2 — of — 36
Date: 08.13.2013	

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
AREA 3

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

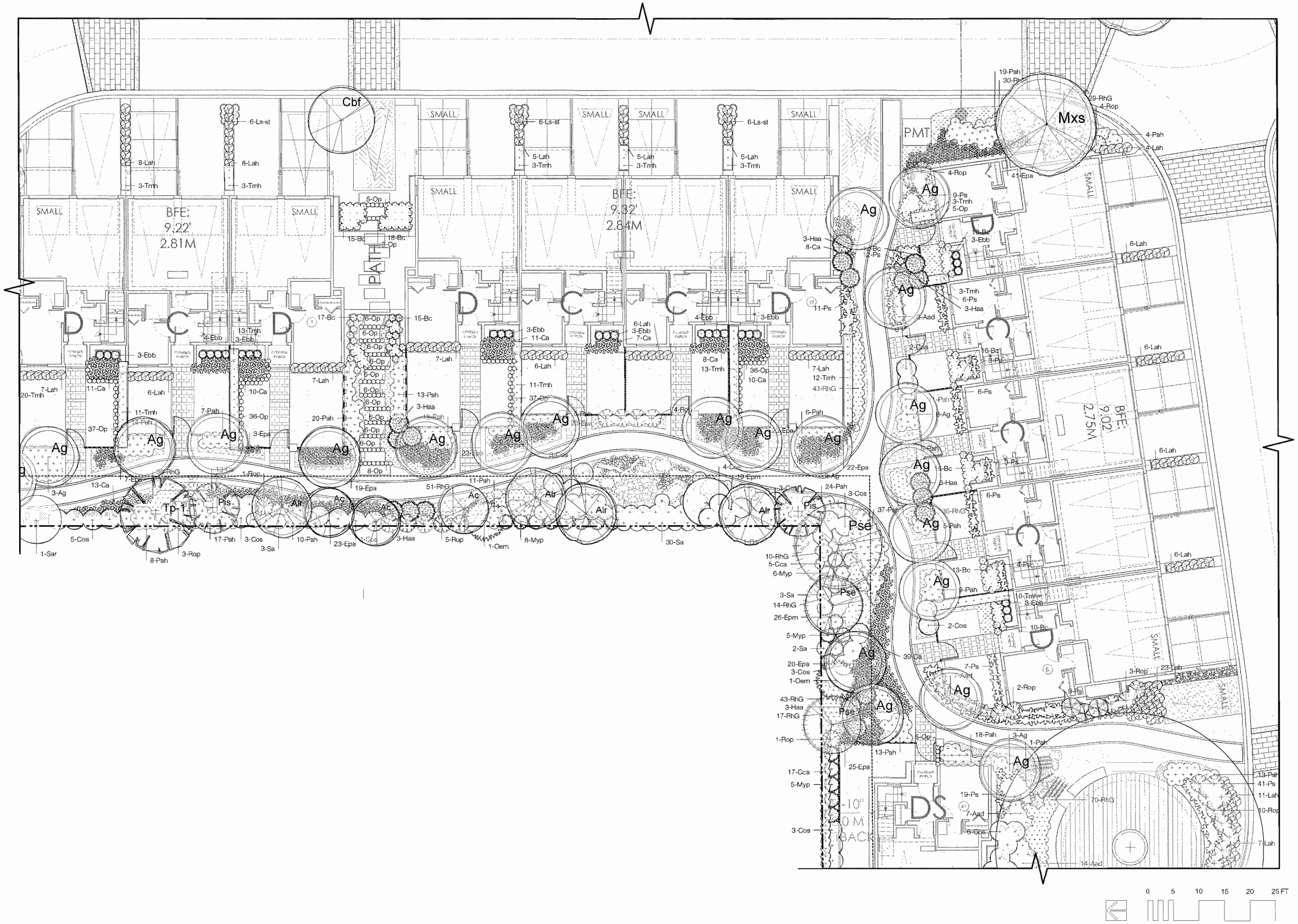
Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No 3g.3
Date 08.13.2013	of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.08.03.vwx

Plan #65

OCT 15 2014

DP 14-671799



Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #66

OCT 15 2014

DP 14-667441

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
AREA 4

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No 3g.4
Date 08.13.2013	of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
AREA 5

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

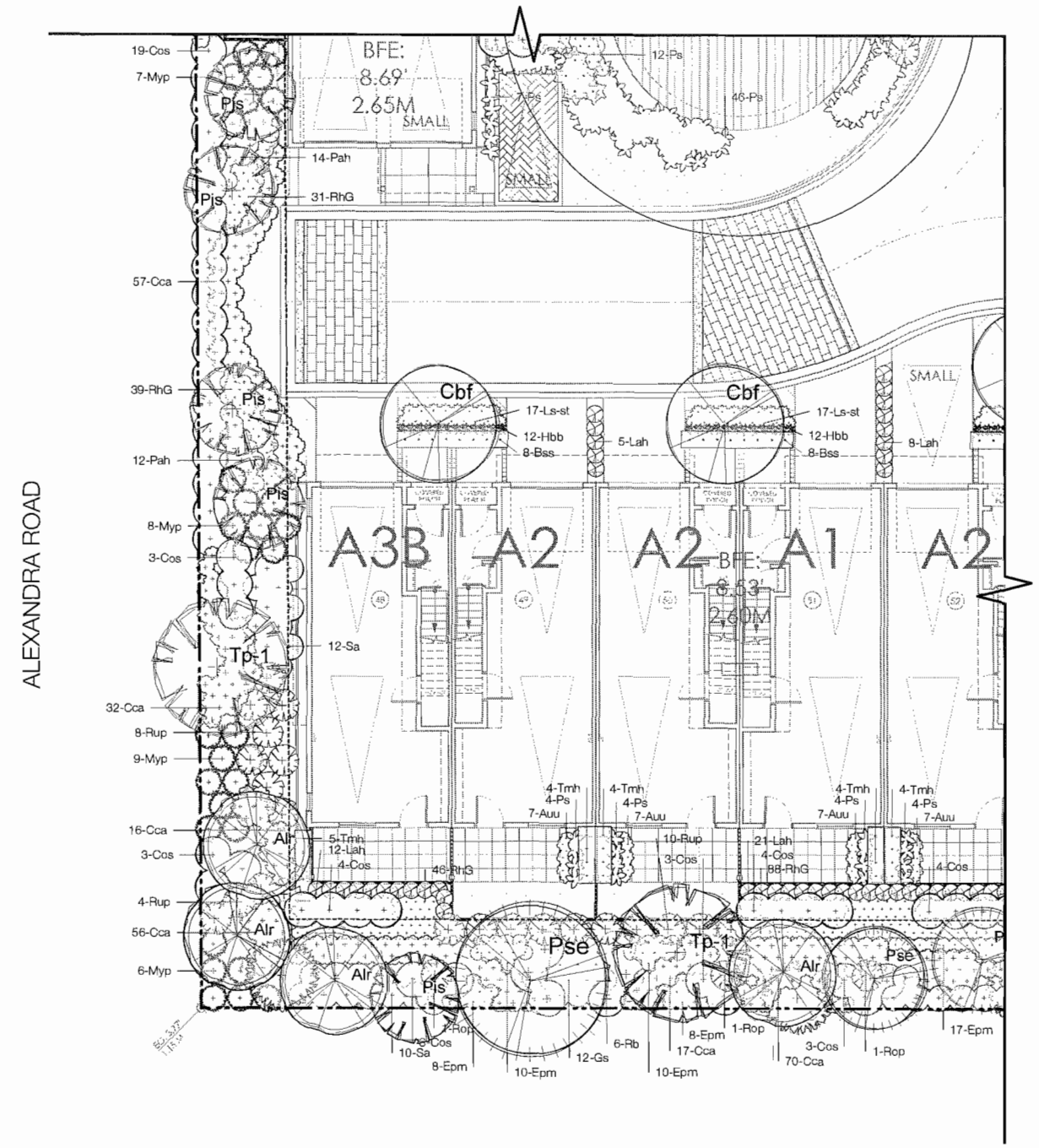
Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale 1/8" = 1'-0"
Reviewed By DT	Drawing No. 3g.5
Date 06.13.2013	of 36

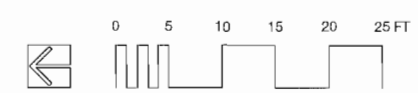
Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

OCT 15 2014

DP 14-667441

79 # revised





Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE PLANTING:
AREA 6

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

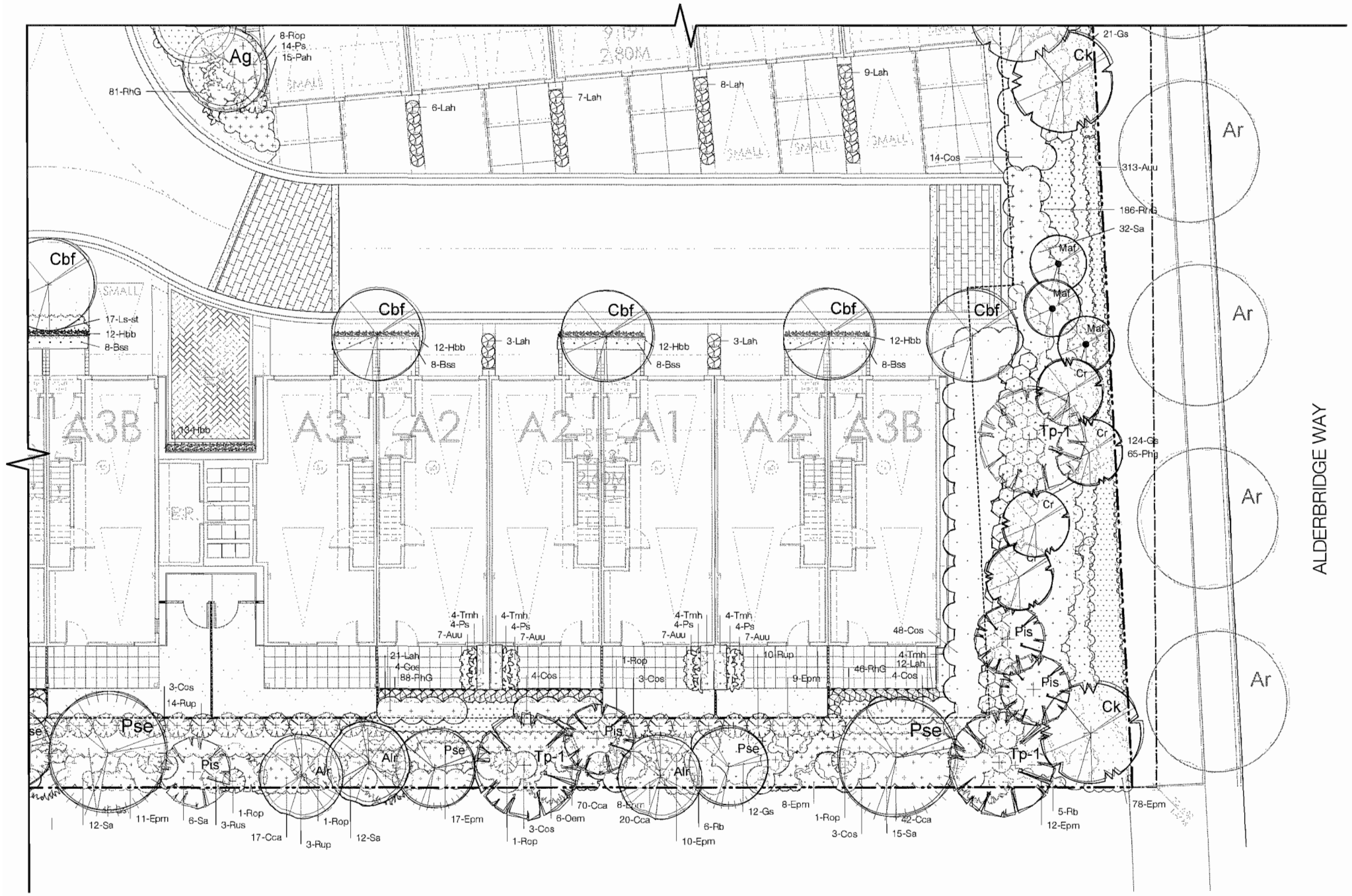
Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1/8" = 1'-0"
Reviewed By: DT	Drawing No: 3g.6 of 36
Date: 08.13.2013	

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

Plan #8

OCT 15 2014

DP 14-669441



0 5 10 15 20 25 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 12th, 2014

Issue

No.	Date	Issue Notes
B	7/15/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #69

OCT 15 2014

DP 14-667444

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

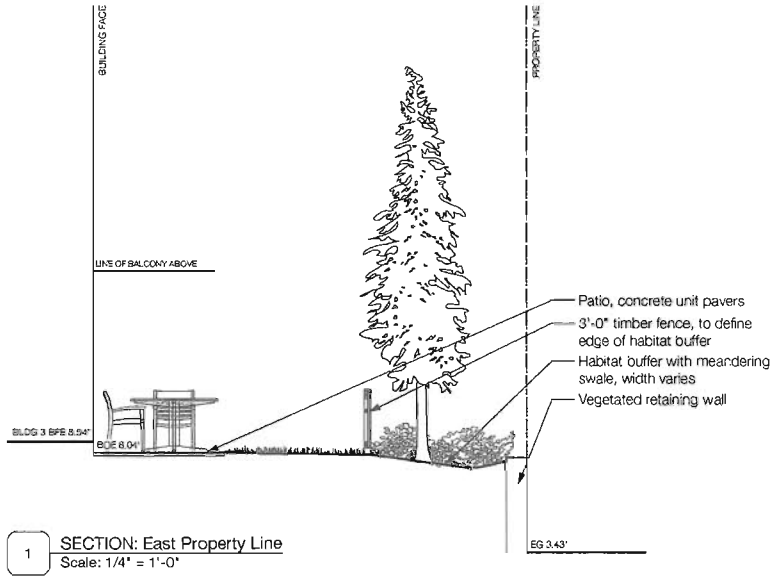
LANDSCAPE PLANTING:
AREA 7

Legal

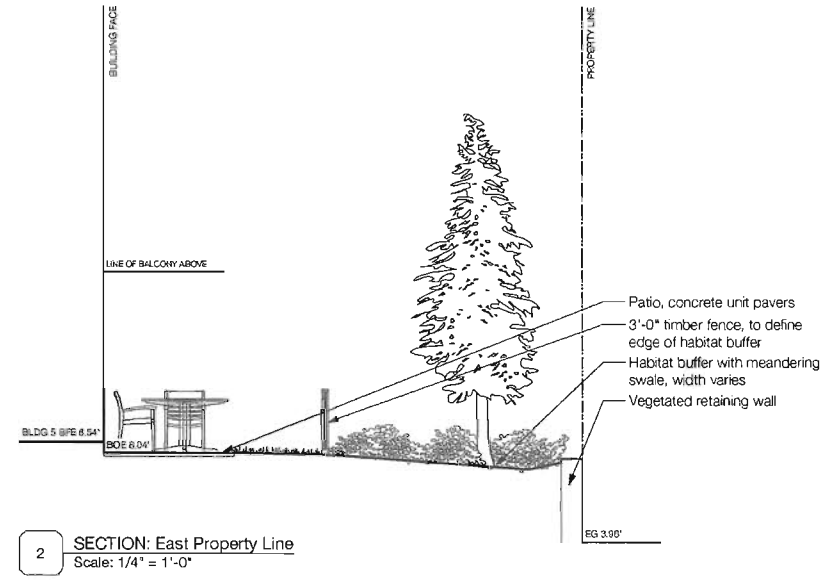
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1/8" = 1'-0"
Reviewed By: DT	Drawing No.: 3g.7
Date: 08.13.2013	36

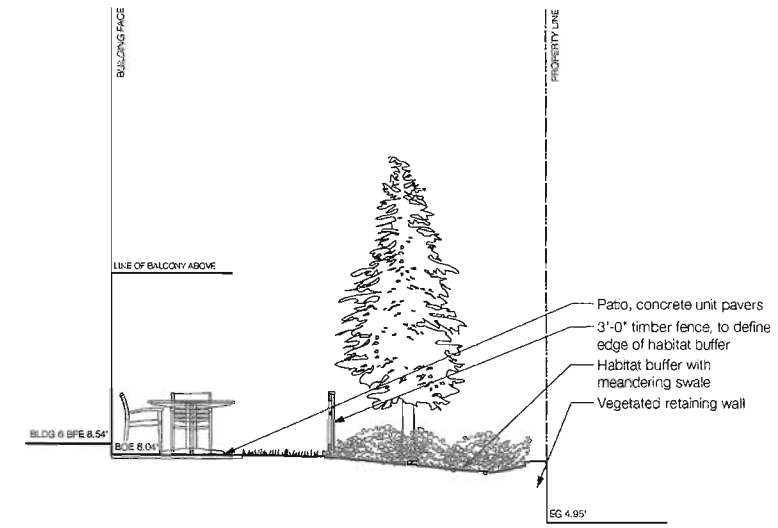
Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



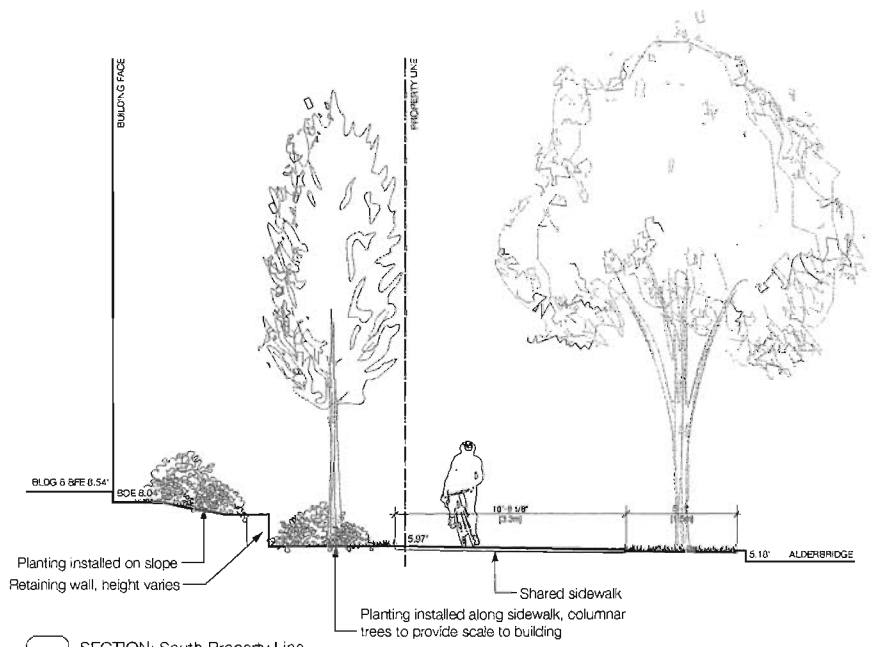
1 SECTION: East Property Line
Scale: 1/4" = 1'-0"



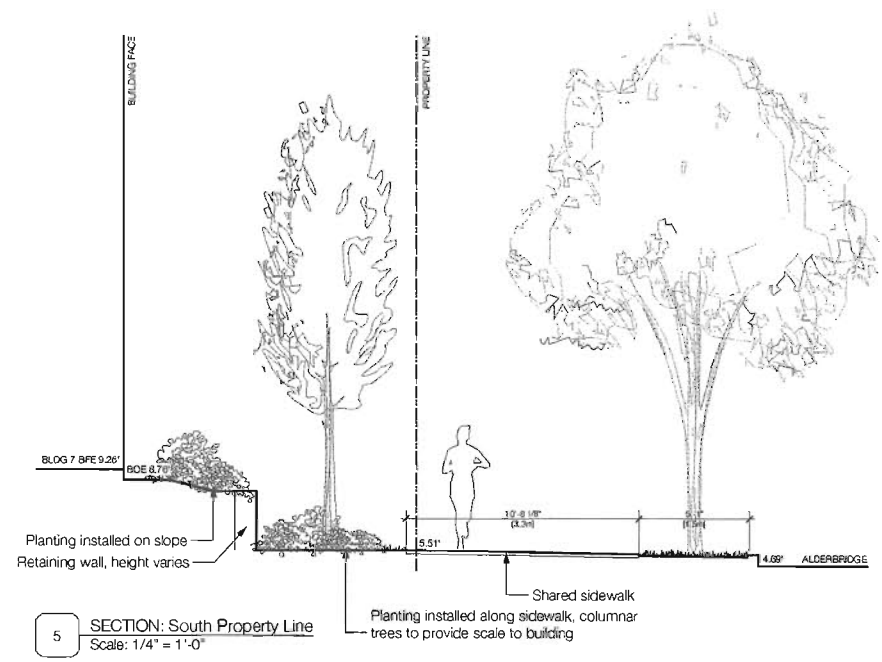
2 SECTION: East Property Line
Scale: 1/4" = 1'-0"



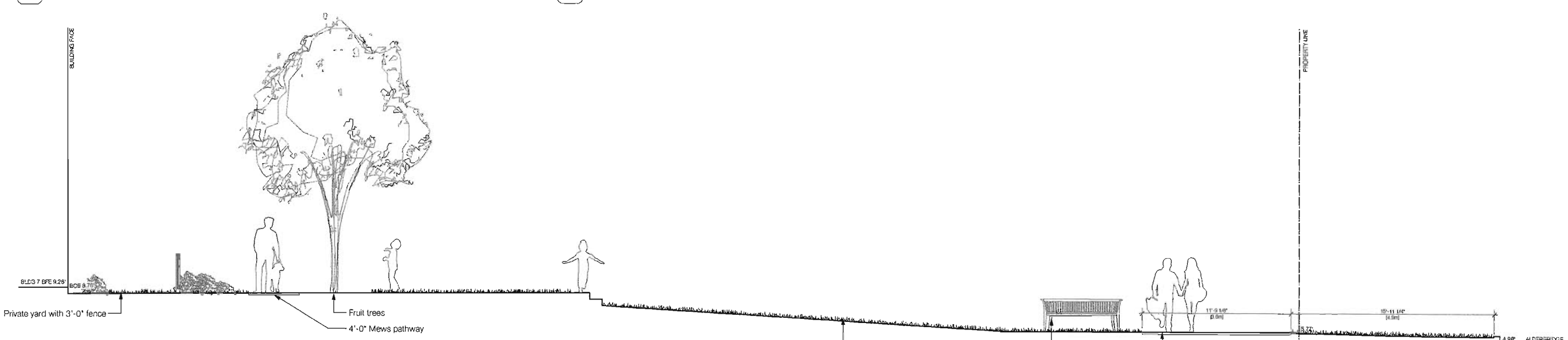
3 SECTION: East Property Line
Scale: 1/4" = 1'-0"



4 SECTION: South Property Line
Scale: 1/4" = 1'-0"



5 SECTION: South Property Line
Scale: 1/4" = 1'-0"



6 SECTION: Amenity Area thru South Property Line
Scale: 1/4" = 1'-0"

Revision No.	Date	Revision Notes
1	6/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/10/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #70

Professional Seal

OCT 15 2014

DP 14-667411

POLYGON

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

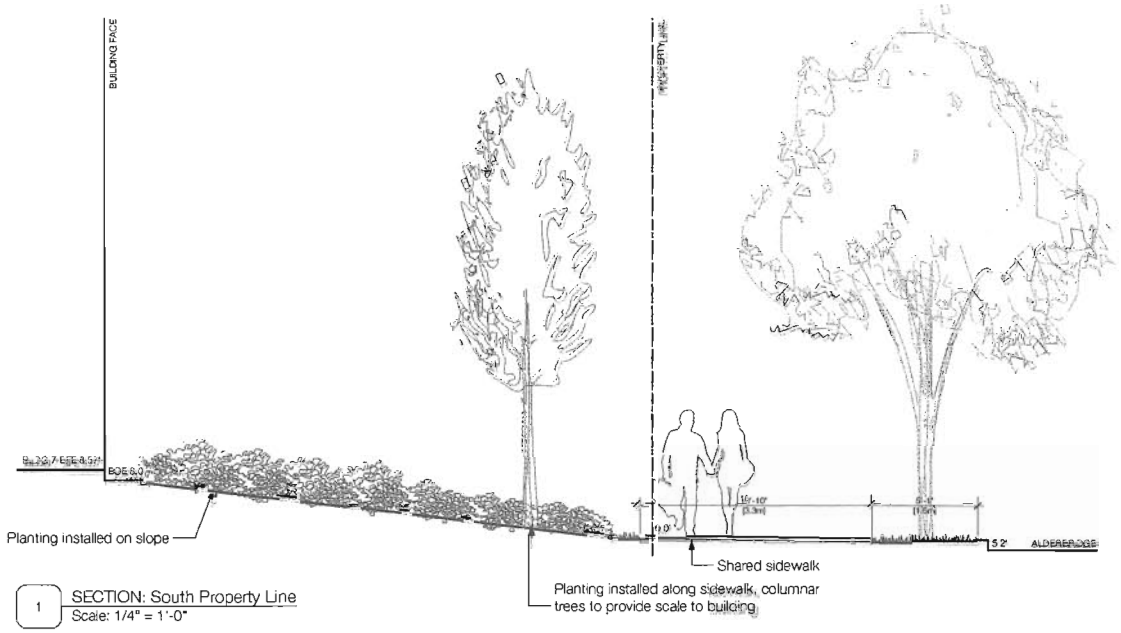
Drawing Title
LANDSCAPE SECTIONS

8

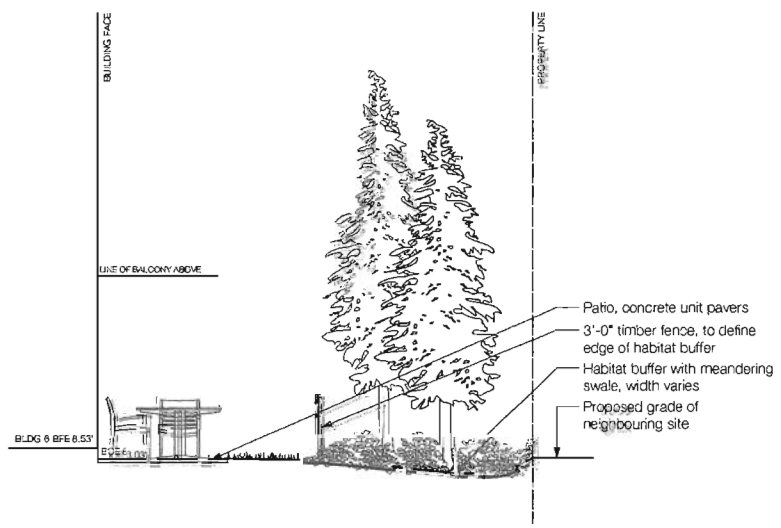
Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale as shown
Reviewed By DT	Drawing No. 3h.1
Date 10.30.2013	— of — 36

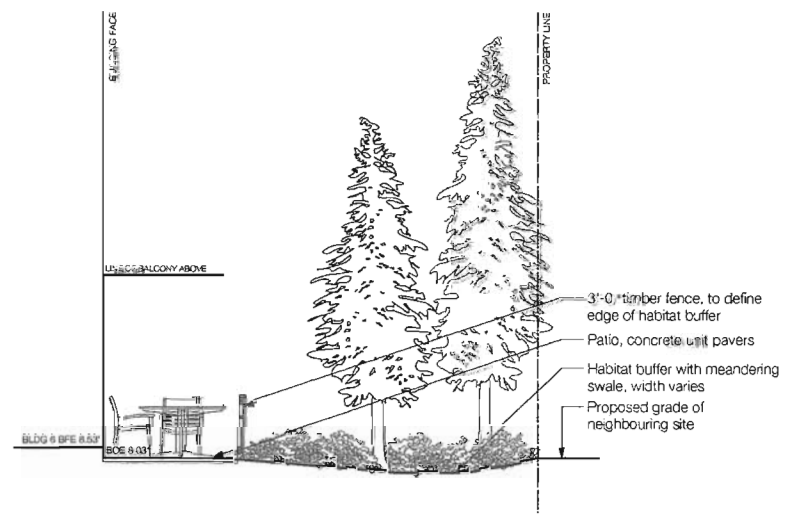
Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.vwx



1 SECTION: South Property Line
Scale: 1/4" = 1'-0"

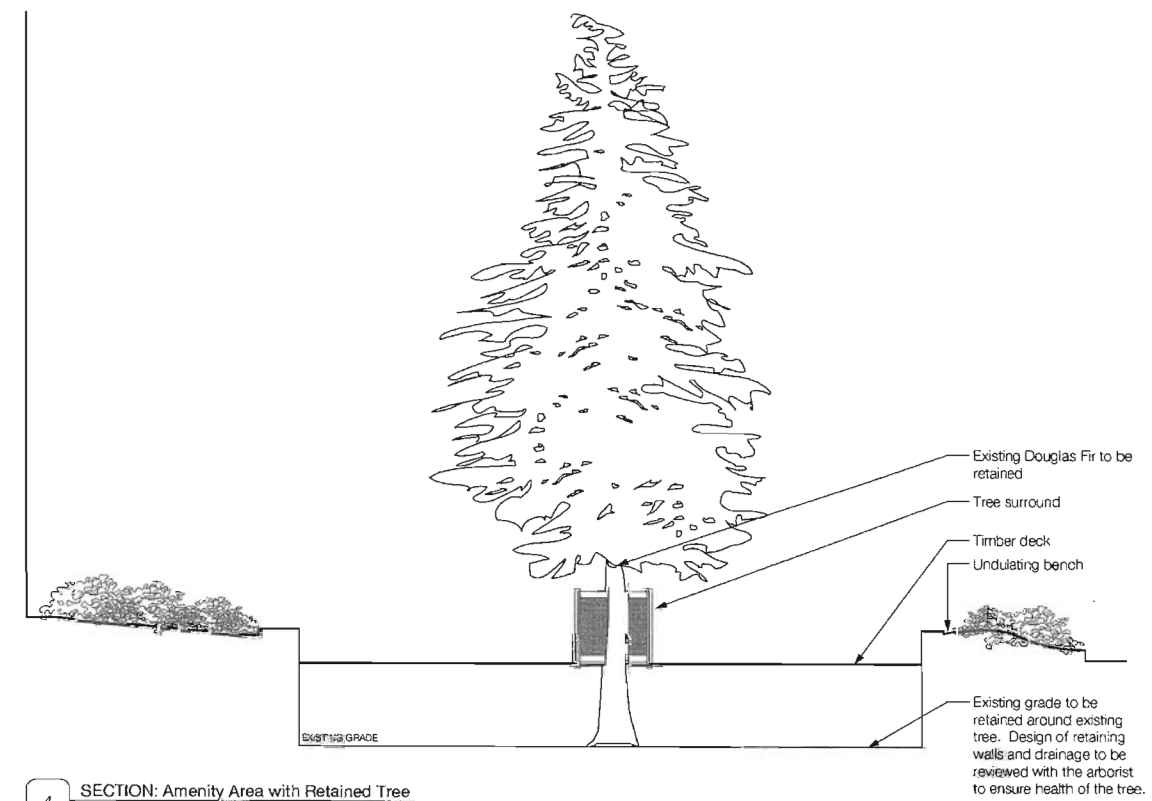


2 SECTION: West Property Line
Scale: 1/4" = 1'-0"



3 SECTION: West Property Line
Scale: 1/4" = 1'-0"

4



4 SECTION: Amenity Area with Retained Tree
Scale: 1/4" = 1'-0"

Revisions

No.	Date	Revision Notes
1	4/7/2014	Revisions per City Comments dated August 13th, 2014.

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	8/8/14	ISSUED FOR EIP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR EIP

Plan #71

Professional Seal

OCT 15 2014

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title
LANDSCAPE SECTIONS

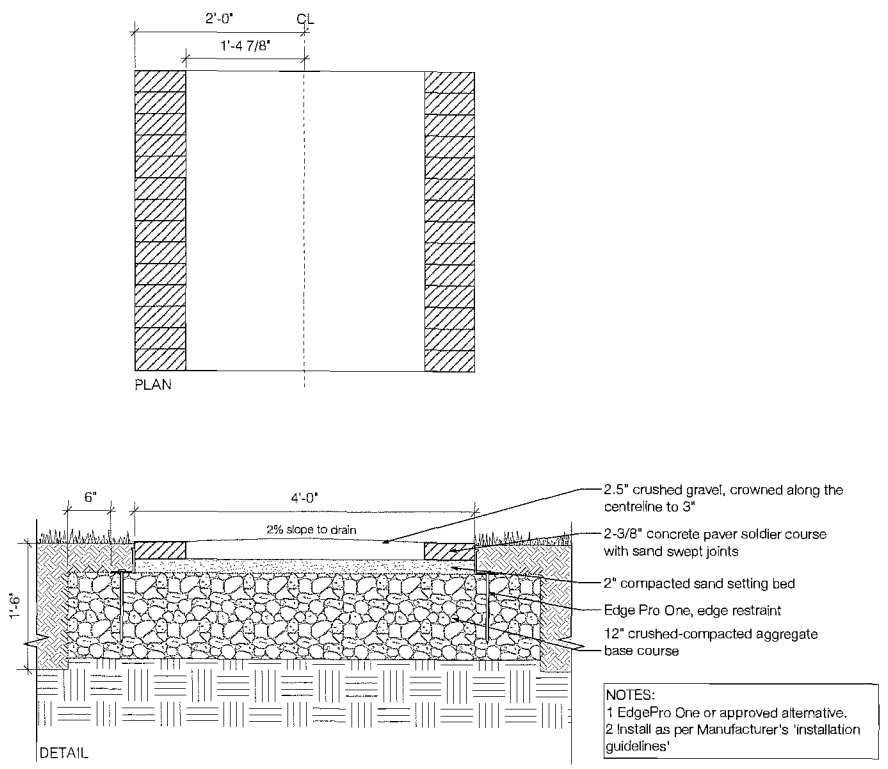
8

Legal:
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD PLAN 35213

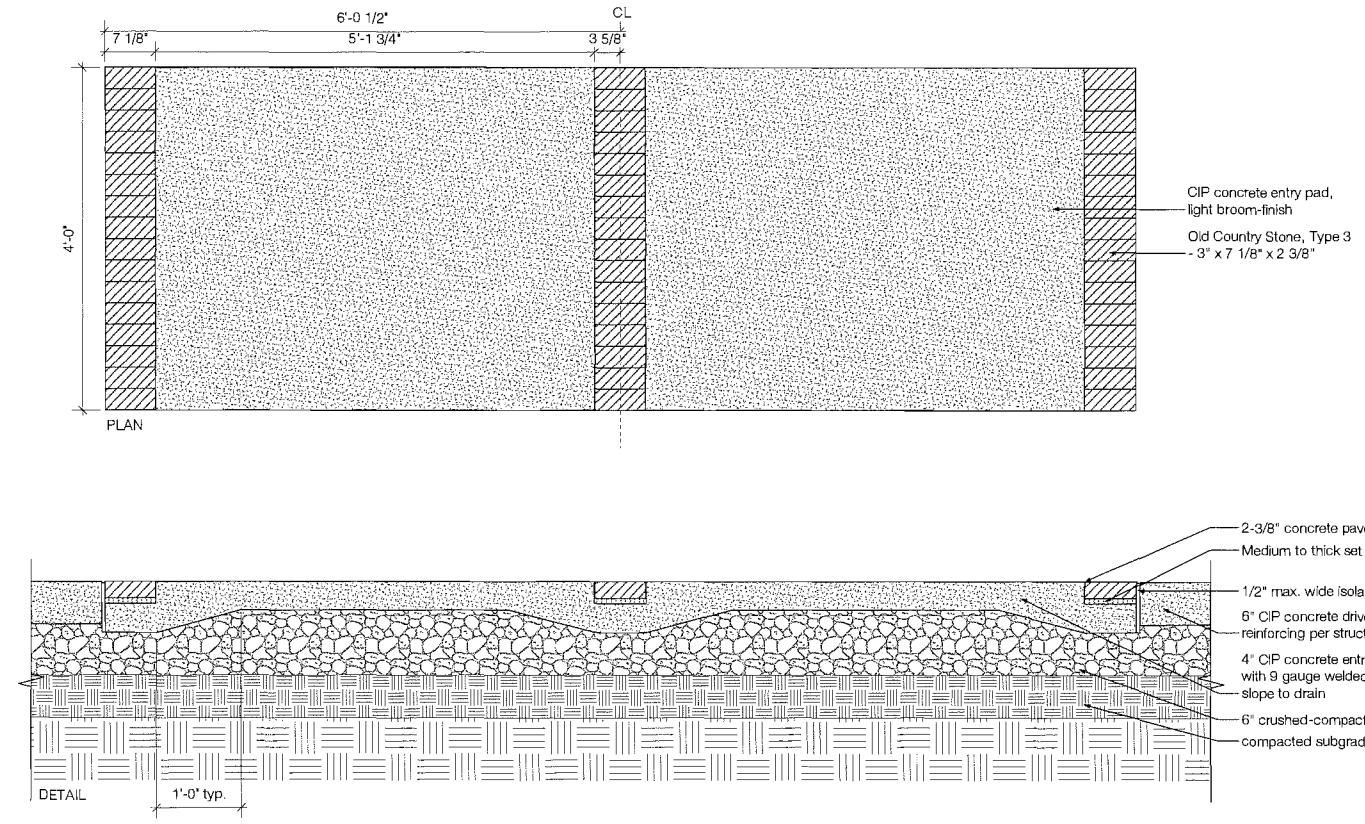
Project Manager: CP/CB	Project ID: 213022
Drawn By: CB	Scale: as shown
Reviewed By: CP	Drawing No: 3h/2
Date: 10/30/20 14	of 36

Plot Date:
2014-10-14
213022 JaydenMews Rev3h-2014-08-22.vwx

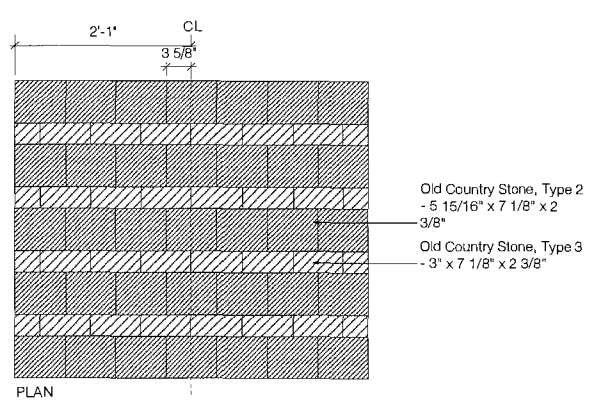
DP 14-667441

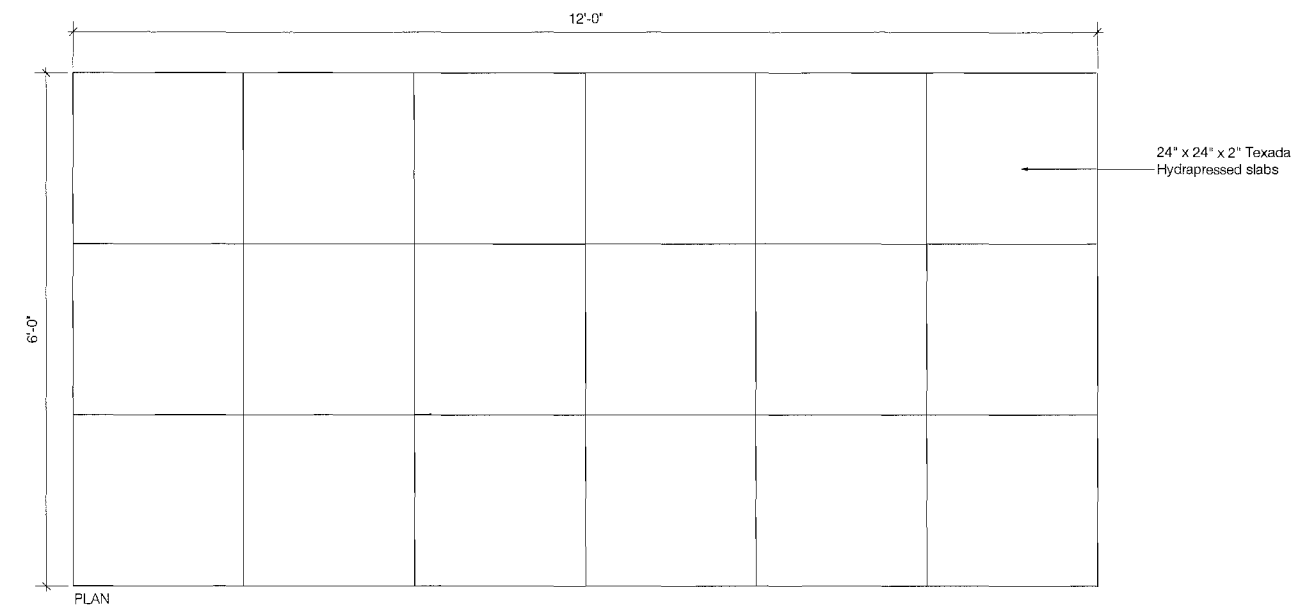


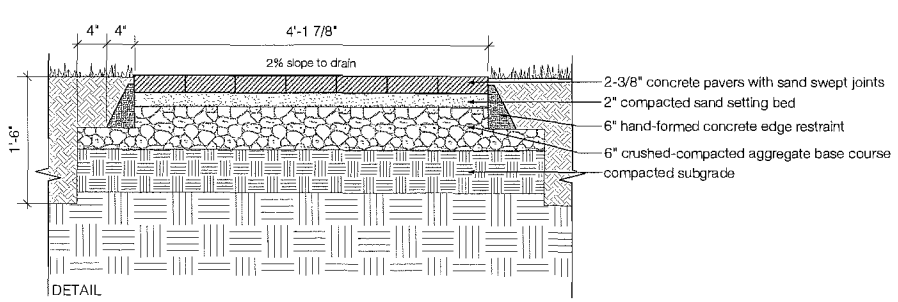
1 DETAIL: Pathway Through Mews, Typical
Scale: 1" = 1'-0"



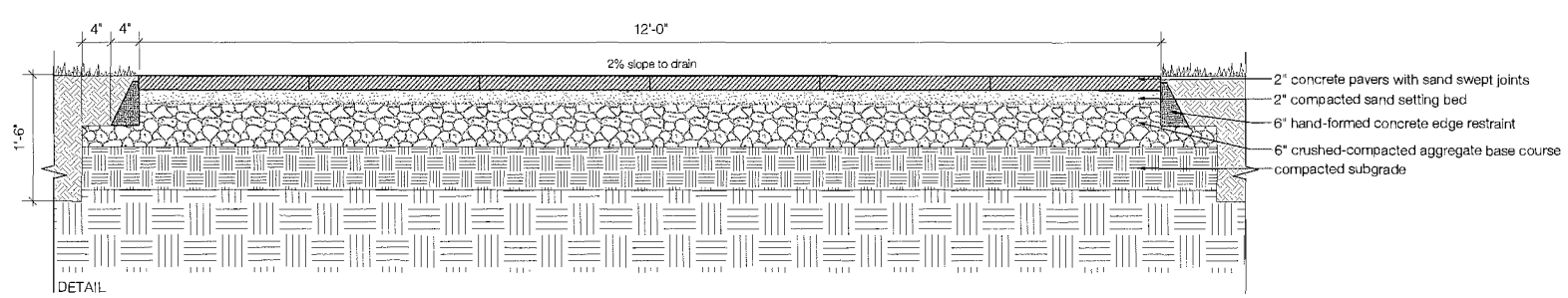
2 DETAIL: ENTRY B - Entry to Buildings 3, 5, 6, 11, 13
Scale: 1" = 1'-0"







3 DETAIL: ENTRY A - Entry to Buildings 2, 4, 7, 8, 9, 10, 12
Scale: 1" = 1'-0"



4 DETAIL: Patio, Typical
Scale: 1" = 1'-0"

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan # 72

OCT 15 2014

POLYGON

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

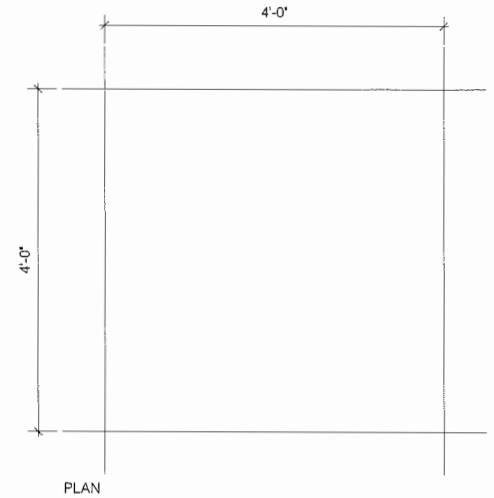
Drawing Title
LANDSCAPE DETAILS

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale as shown
Reviewed By DT	Drawing No. 3i.1
Date 10.30.2013	— of — 36

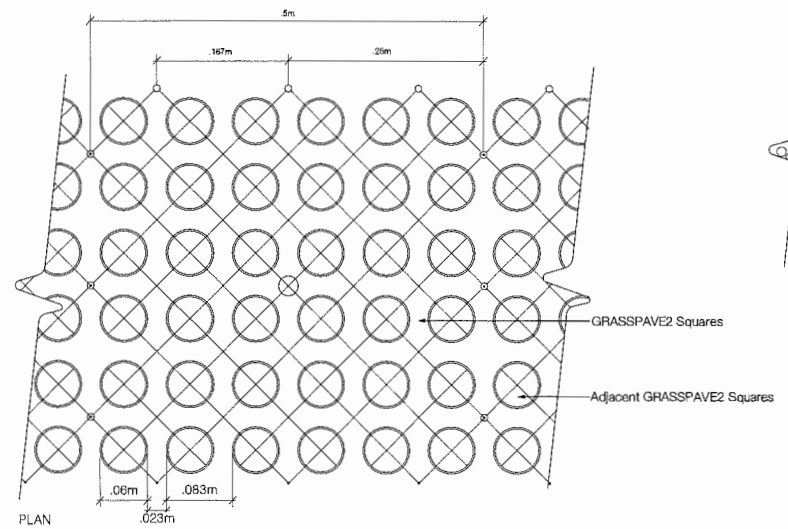
Plot Date:
8/4/14
21322_JaydenMews_2014.09.03.vwx

DP 14-674473

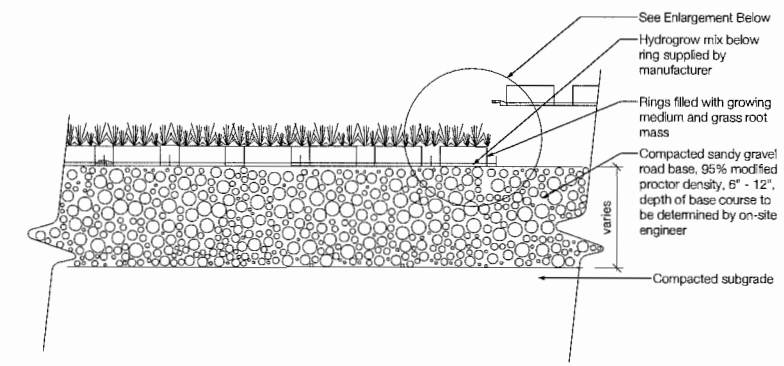


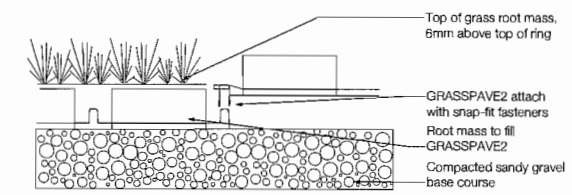
1 DETAIL: Pedestrian Concrete, Typical
Scale: 1" = 1'-0"

SPECIFICATIONS
UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM (5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

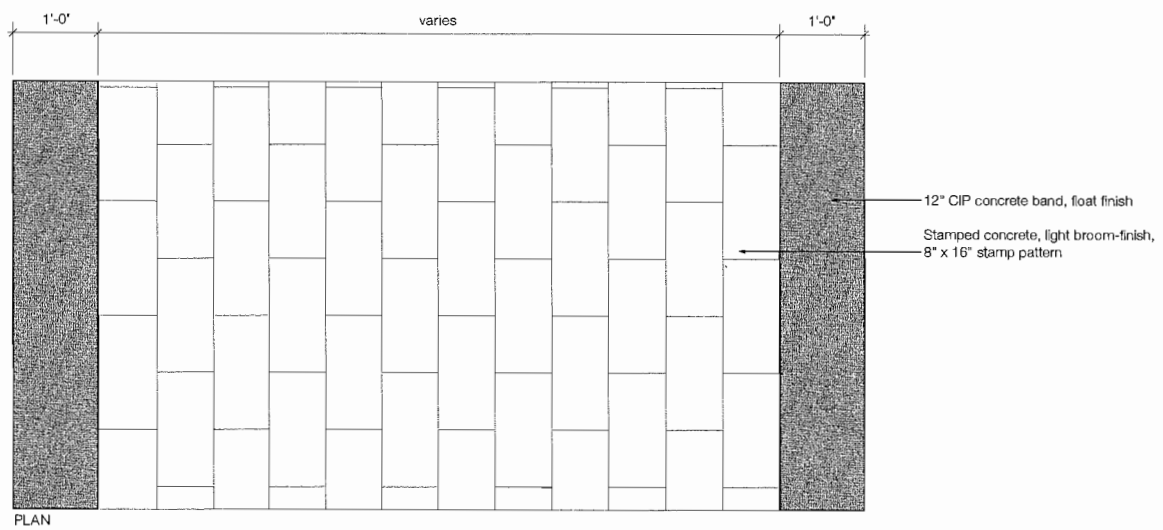


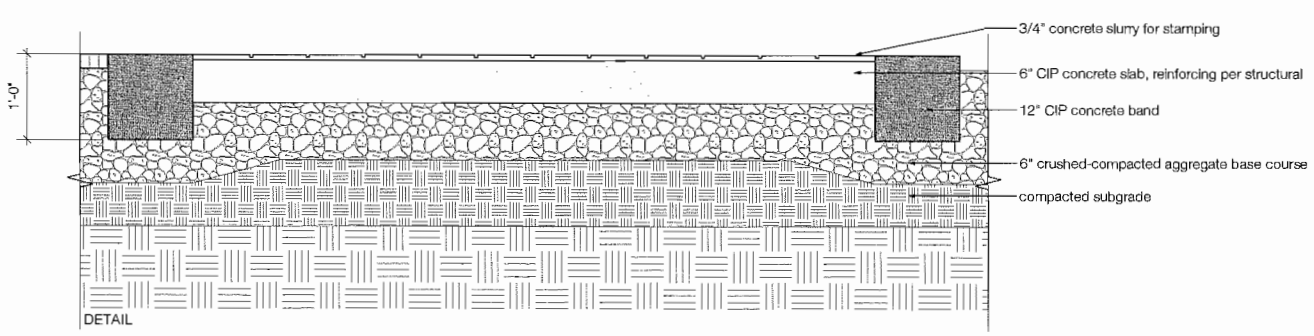
2 DETAIL: Grass Pavement, Typical
Scale: 1:20



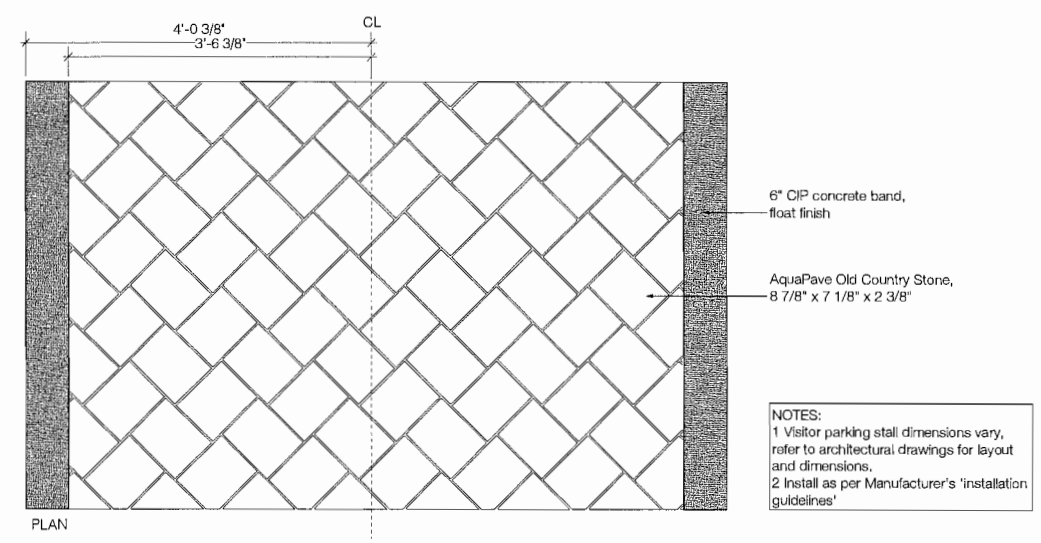


NOTE: INSTALLED PER MANUFACTURER'S SPECIFICATIONS
NOTE: GRASS/PLANT TYPES AND GROWING MEDIUM SHALL BE SPECIFIED BY LANDSCAPE ARCHITECT

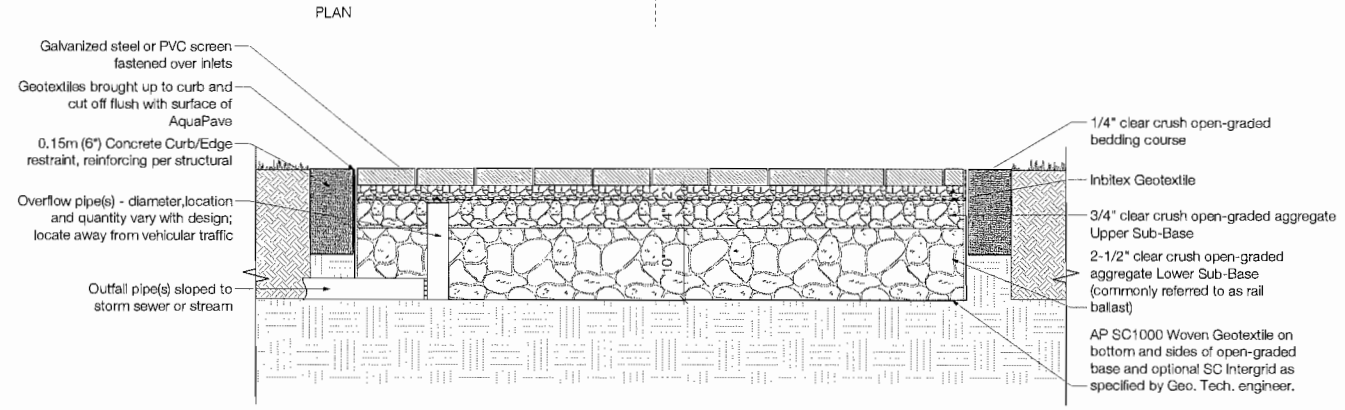




3 DETAIL: Stamped Concrete, Typical
Scale: 1" = 1'-0"



NOTES:
1 Visitor parking stall dimensions vary, refer to architectural drawings for layout and dimensions.
2 Install as per Manufacturer's 'installation guidelines'



4 DETAIL: Permeable Pavers - Visitor Parking Stall, Typical
Scale: 1" = 1'-0"

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #73

OCT 15 2014

DP 14-667441

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

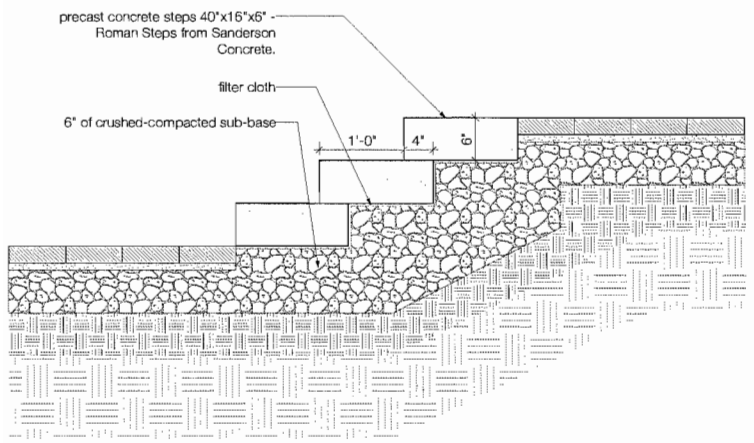
Drawing Title

LANDSCAPE DETAILS

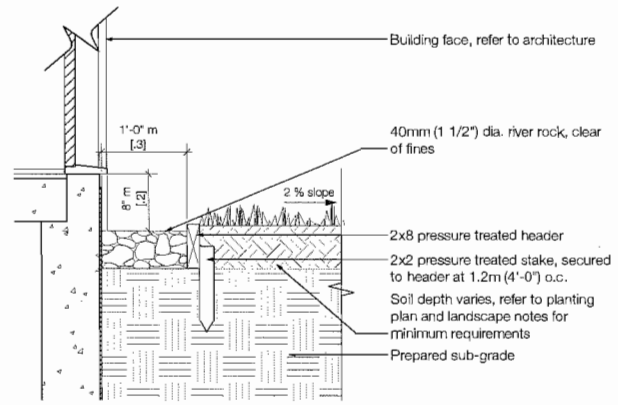
Legal
Lot 51 and Lot 52 Section 34 Block 5 North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale as shown
Reviewed By DT	Drawing No. 3i.2
Date 10.30.2013	of 36

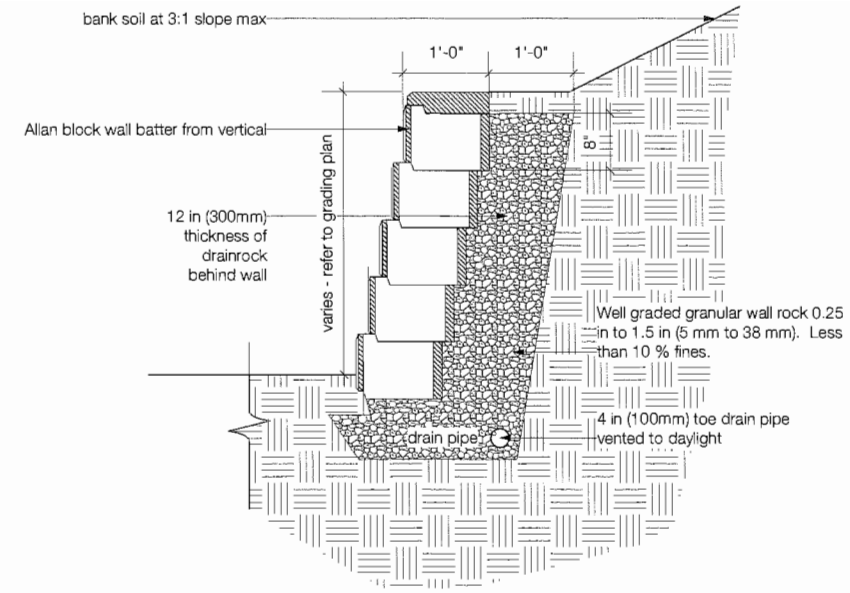
Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



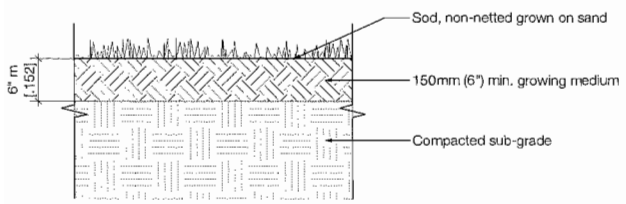
1 DETAIL: Roman Steps
Scale: 1" = 1'-0"



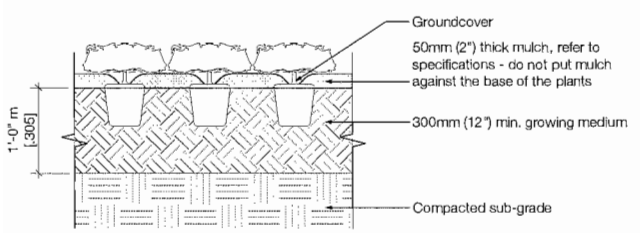
2 DETAIL: Drip Strip, typical
Scale: 1" = 1'-0"



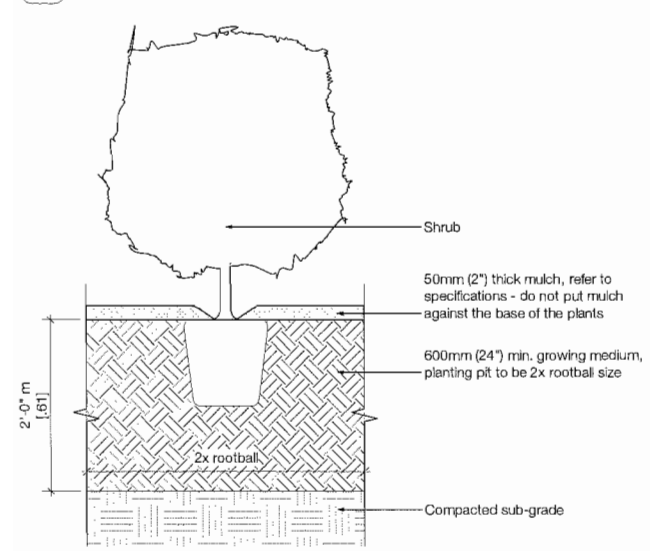
3 DETAIL: Allan block wall batter from vertical
Scale: 1" = 1'-0"



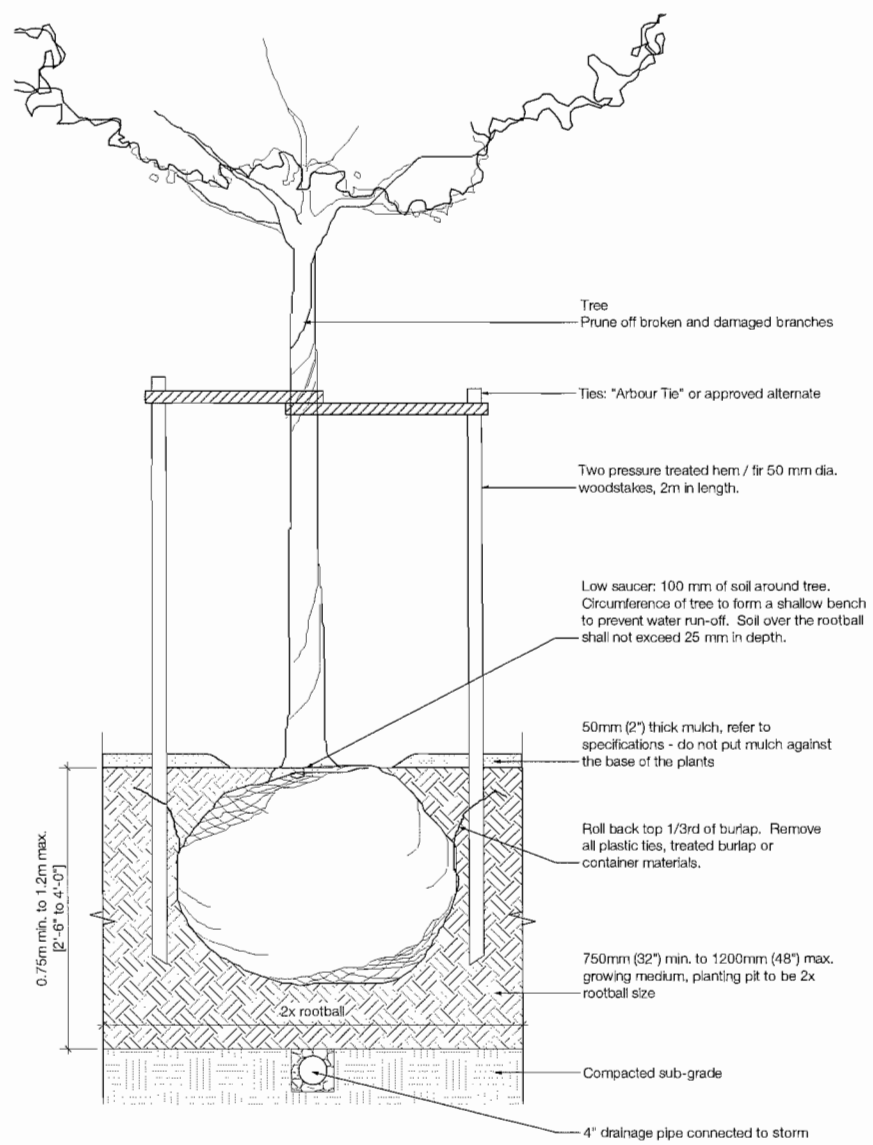
4 DETAIL: Lawn, typical
Scale: 1" = 1'-0"



5 DETAIL: Groundcover Planting, typical
Scale: 1" = 1'-0"



6 DETAIL: Shrub Planting, typical
Scale: 1" = 1'-0"



7 DETAIL: TreePlanting, typical
Scale: 1" = 1'-0"

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO THE CURRENT EDITION OF THE BCSLA/BCLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL , WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIS ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE 2012 BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE 2012 BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	24"	30"
LARGE SHRUBS	24"	24"
GROUNDCOVERS	12"	9"
LAWN-IRRIGATED	6"	6"
LAWN-NOT IRRIGATED	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2012 EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
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B	7/18/14	Issued for ADP
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D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

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Project
JAYDEN MEWS

9700 Alexandra
Richmond, BC

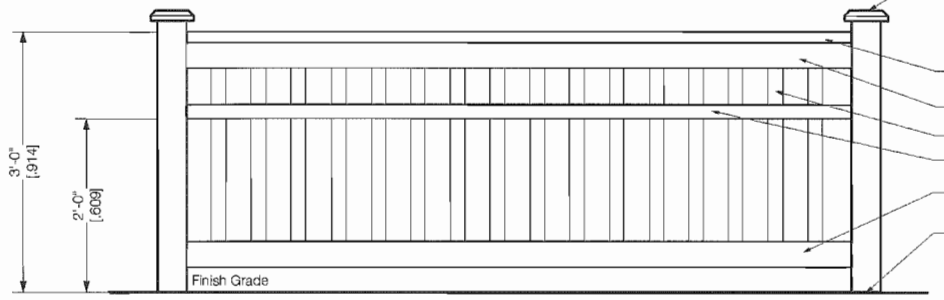
Drawing Title
LANDSCAPE DETAILS

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale as shown
Reviewed By DT	Drawing No. 3i.3
Date 10.30.2013	— of — 38

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

Plan # 74
OCT 15 2014
DP 14-674



4x4 post with cedar finial as shown
Posts 8'-0" apart or equal distance
Posts pressure-treated hem/fir set into concrete base min. 2'-6" below grade.

2x4 timber cap rail

1x4 & 2x4 top rails

2x2 timber pickets at 3.5" apart

2x2 sandwich horizontal boards

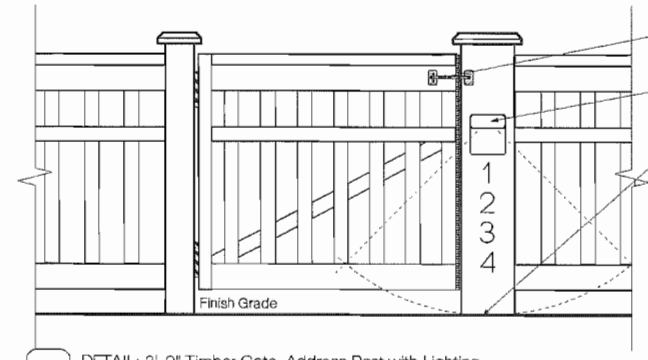
1x4 & 2x4 timber board sandwich bottom

Footings per structural

Note:
All wood stained with two coats of opaque stain as selected by Polygon's Interior Design Consultant. Colour to match Radiance development.

All cedar select tight knot s4s - no checks, splits, warps or wanes.

1.1 DETAIL: 3'-0" Timber Picket Fence
Scale: 1" = 1'-0"



Black ptd. galvanized hardware, latch and hinges Stanley or better

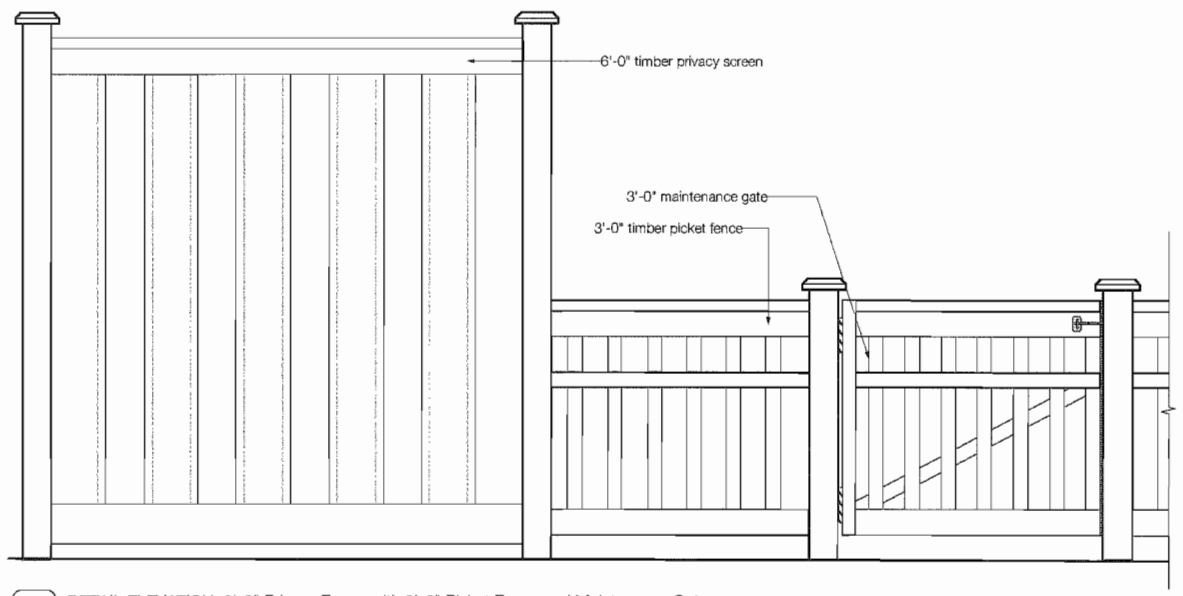
8x8 post with address and light.
Note 1 at each main entry - refer to plan for layout.

Footings per structural

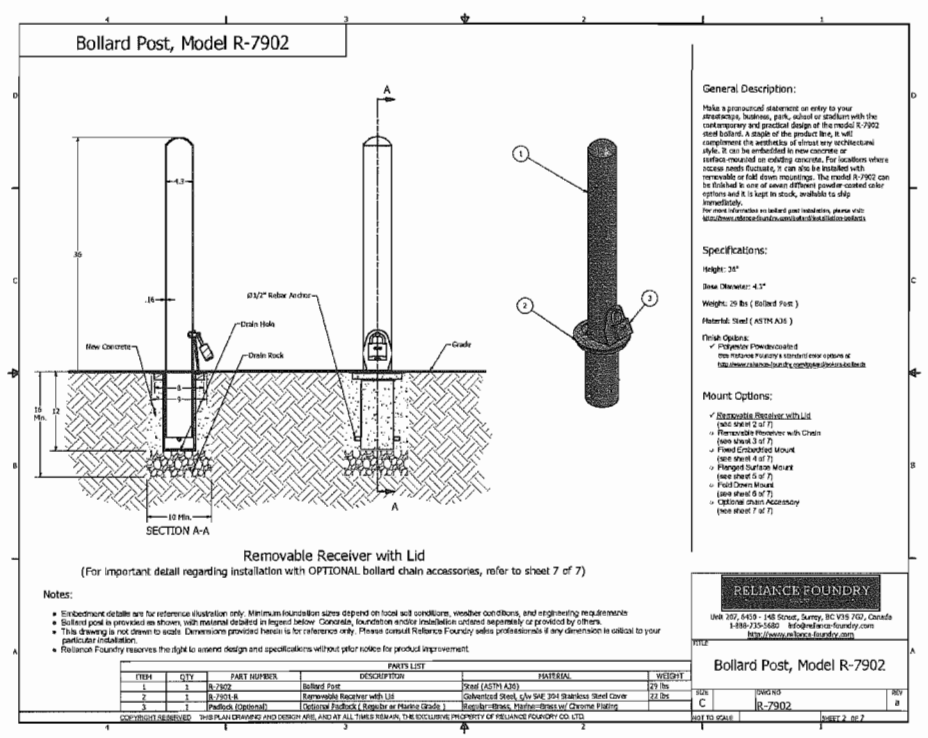
Note:
All wood stained with two coats of opaque stain as selected by Polygon's Interior Design Consultant. Colour to match Radiance development.

All cedar select tight knot s4s - no checks, splits, warps or wanes.

1.2 DETAIL: 3'-0" Timber Gate, Address Post with Lighting
Scale: 1" = 1'-0"



2 DETAIL ELEVATION: 6'-0" Privacy Fence with 3'-0" Picket Fence and Maintenance Gate
Scale: 1" = 1'-0"



3 DETAIL: Removable Bollard at Emergency Fire Access
Scale: 1/2" = 1'-0"

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
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B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan # 75

OCT 15 2014

Professional Seal

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

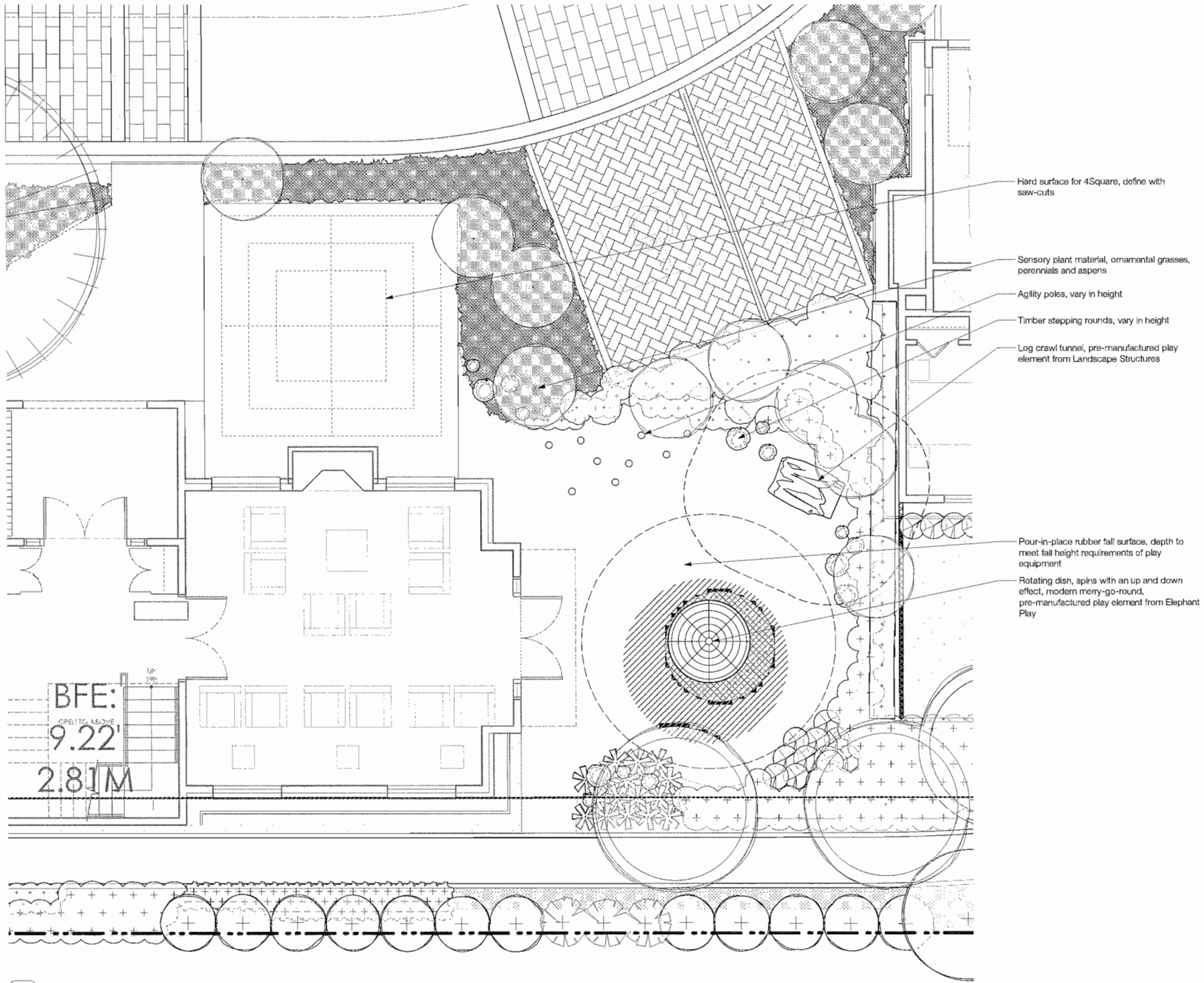
LANDSCAPE DETAILS

Legal

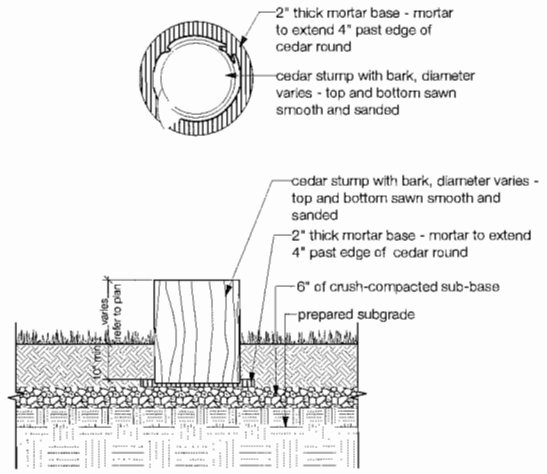
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: as shown
Reviewed By: DT	Drawing No. 3l.4
Date: 10.30.2013	— of — 36

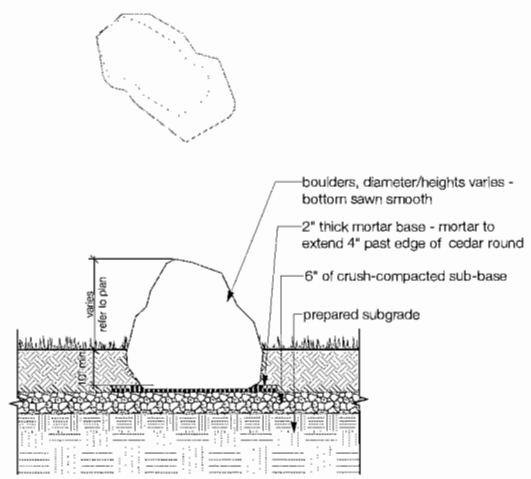
Plot Date:
8/21/14
21322 JaydenMews ReDP 2014082Z.vwx



1 DETAIL PLAN: Children's Play Area, Amenity Building
Scale: 1/4" = 1'-0"



2 DETAIL: Stump Stepping Stools
Scale: 1/2" = 1'-0"



3 DETAIL: Play Boulders
Scale: 1/2" = 1'-0"

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
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B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #76

OCT 15 2014

DP 14-667441

POLYGON

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Project
JAYDEN MEWS

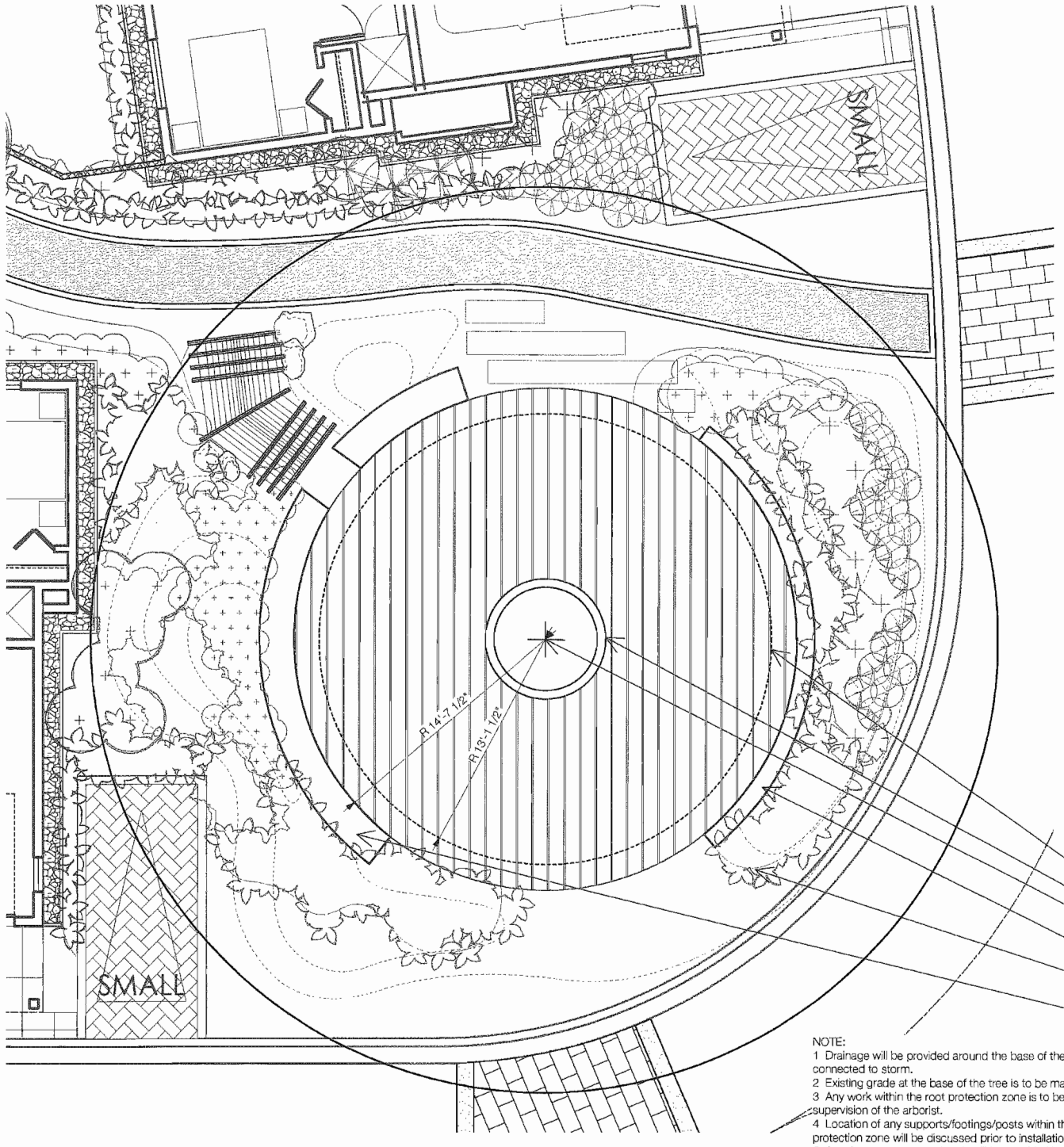
9700 Alexandra
Richmond, BC

Drawing Title
LANDSCAPE DETAILS:
CHILDREN'S PLAY
ELEMENTS

Legal
Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager DT/CB	Project ID 21322
Drawn By CB	Scale as shown
Reviewed By DT	Drawing No. 3i.5
Date 10.30.2013	of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



1.0 DETAIL PLAN: Amenity @ Retained Tree
Scale: 1/4" = 1'-0"

Dashed line represents the root protection zone, any work to be completed within the root protection zone is to be under the supervision of the arborist

Tree surround

Existing tree to be retained

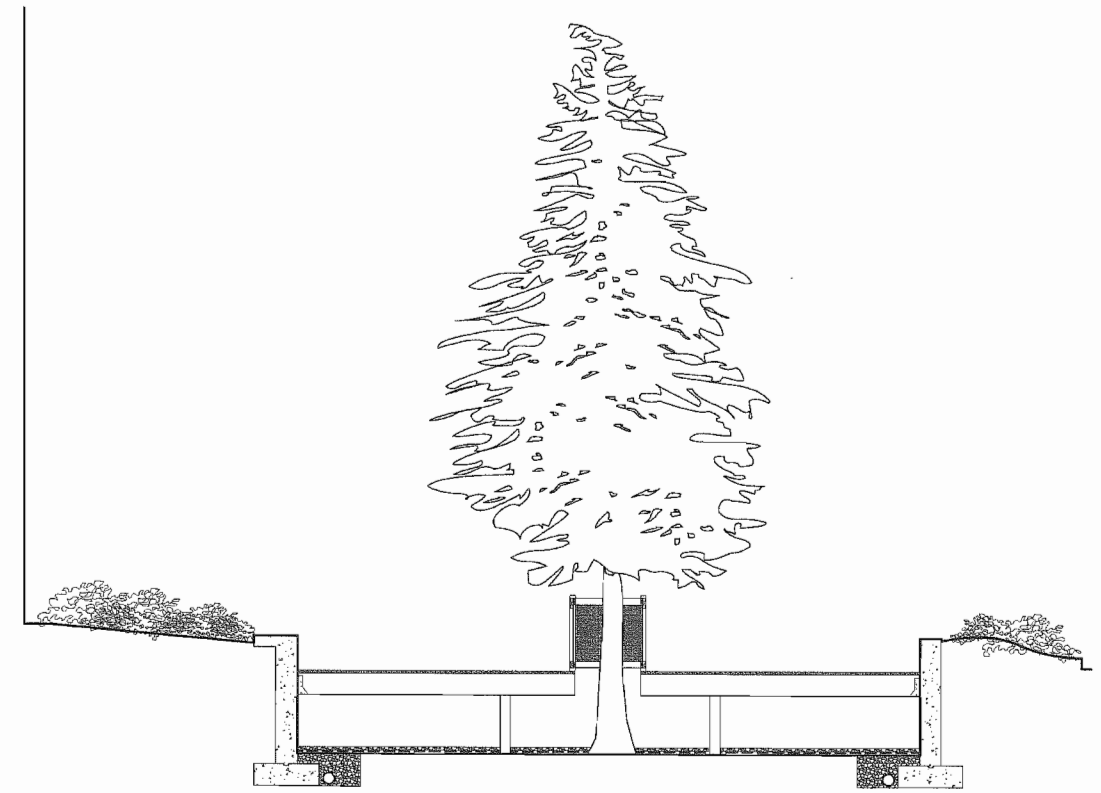
1'-0" wide curved and undulating bench - concrete

Raised and rolling lawn and planting beds

2'-0" wide curved and undulating bench - timber and concrete

NOTE:
1 Drainage will be provided around the base of the tree and connected to storm.
2 Existing grade at the base of the tree is to be maintained.
3 Any work within the root protection zone is to be under the supervision of the arborist.
4 Location of any supports/footings/posts within the root protection zone will be discussed prior to installation.
5 A maintenance access hatch will be provided in the deck.

0 5 10 FT



2.0 DETAIL SECTION/ELEVATION: Amenity @ Retained Tree
Scale: 1/4" = 1'-0"

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #77

OCT 15 2014

POLYGON

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

LANDSCAPE DETAILS:
AMENITY @ RETAINED TREE

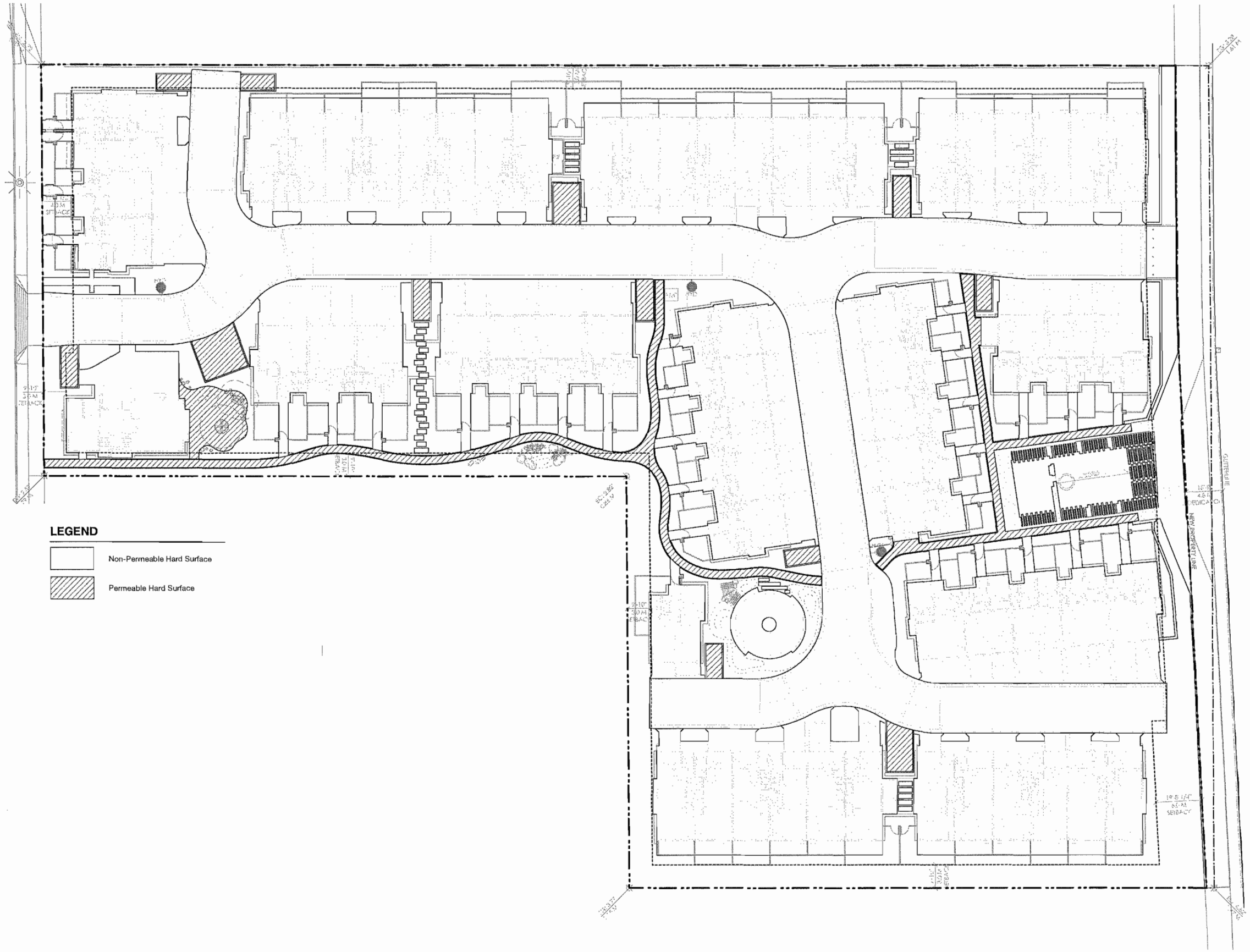
Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD. PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: as shown
Reviewed By: DT	Drawing No: 3i.6
Date: 10.30.2013	of 36

Plot Date:
8/21/14
21322 JaydenMews ReDP 20140822.vwx

DP 14-667441



0 10 20 30 40 50 FT

Revision

No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 15th, 2014

Issue

No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Plan #78

Professional Seal

OCT 15 2014

DP 14-667441

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

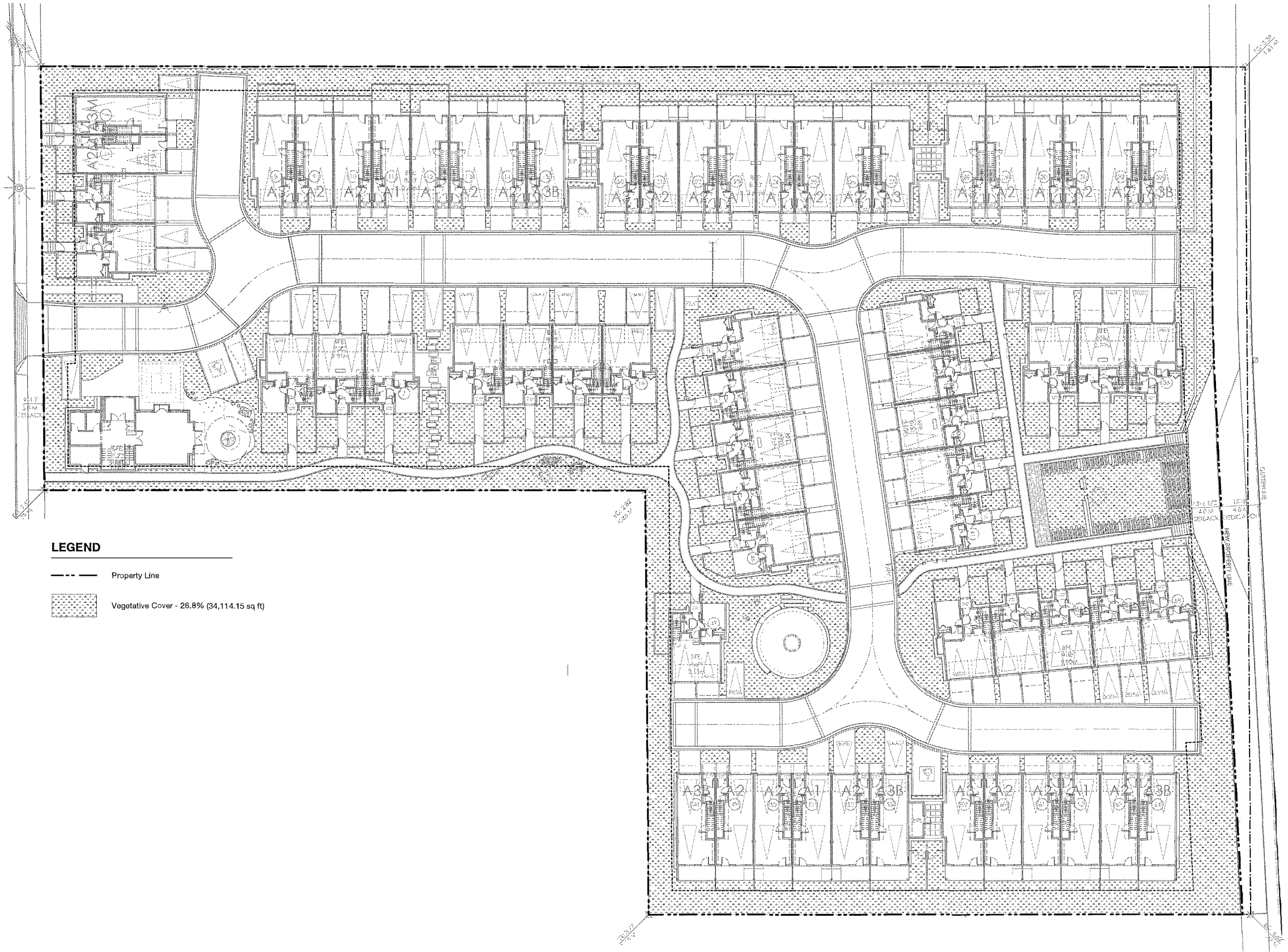
PERMEABILITY PLAN

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No.
Date: 11.01.2013	3j.1 of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx



LEGEND

Property Line

Vegetative Cover - 26.8% (34,114.15 sq ft)

0 10 20 30 40 50 FT

Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
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B	7/16/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan # 79

OCT 15 2014

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

VEGETATIVE COVERAGE PLAN

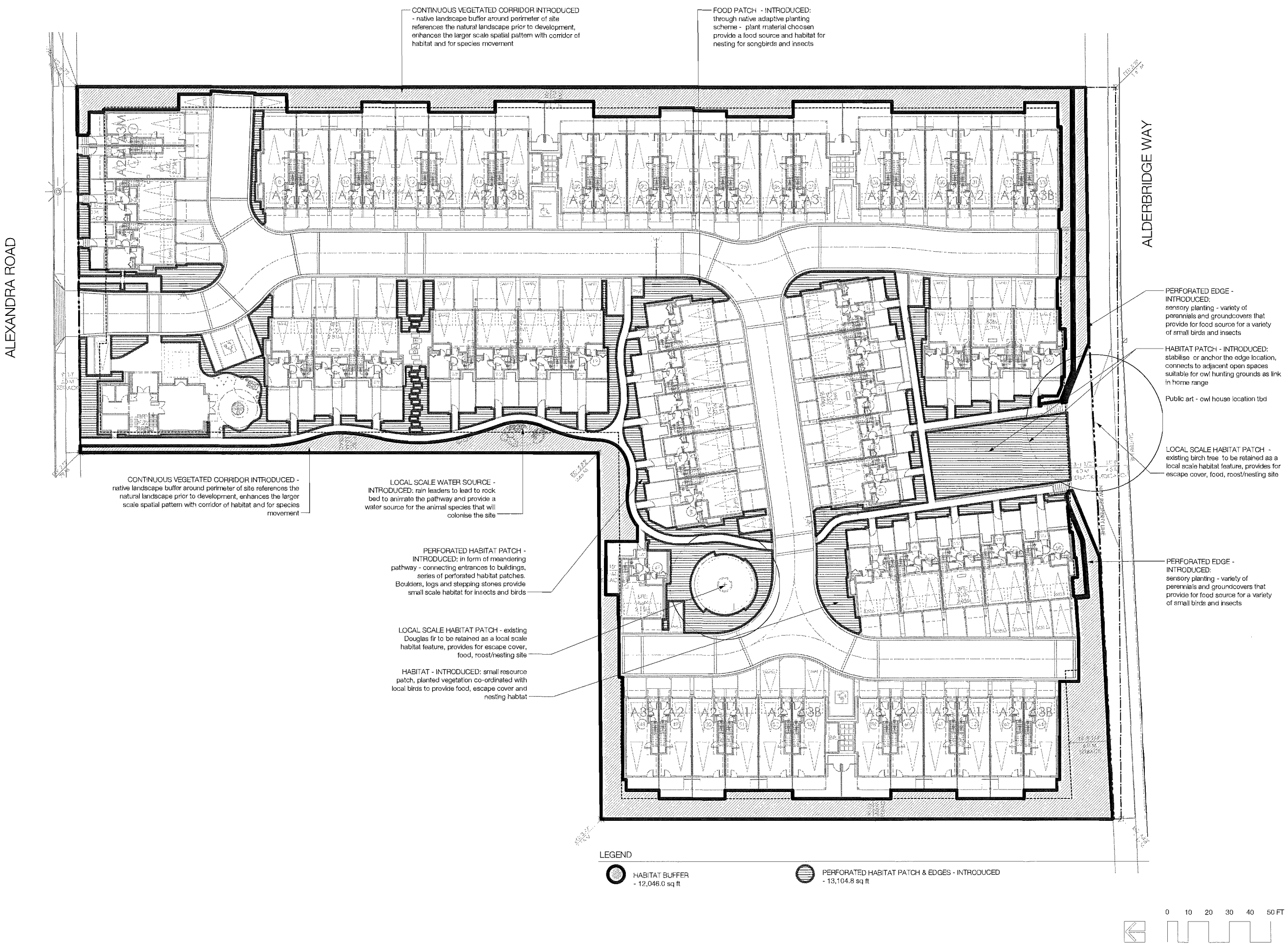
Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No.: 3j.2 of 36
Date: 11.01.2013	

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

DP 14-700441



Revision No.	Date	Revision Notes
1	8/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/18/14	Issued for ADP
C	8/5/14	ISSUED FOR BP REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	8/22/14	RE-ISSUED FOR DP

Professional Seal

Plan #80

OCT 15 2014

POLYGON

eta landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada V6J 1H4

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f | 683-1459
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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

PROPOSED HABITAT PLAN

Legal

Lot 51 and Lot 52 Section 34 Block 5
North Range 6 West NWD, PLAN 35213

Project Manager: DT/CB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No.
Date: 11.01.2013	3j.3 of 36

Plot Date:
9/4/14
21322_JaydenMews_2014.09.03.vwx

AMENITY AREA - climbing/spinning toy with rubber surface

Hard surface area for trikes, bikes and 4square

Tunnel/climbing element with flush stepping logs through the landscape

SALES CENTRE

ALEXANDRA ROAD

ALDERBRIDGE WAY

12 M RADIUS

MEWS ENTRIES

CONTINUOUS VEGETATED CORRIDOR INTRODUCED - native landscape buffer around perimeter of site references the natural landscape prior to development, provides habitat and food source for birds and other species and is a valuable education tool

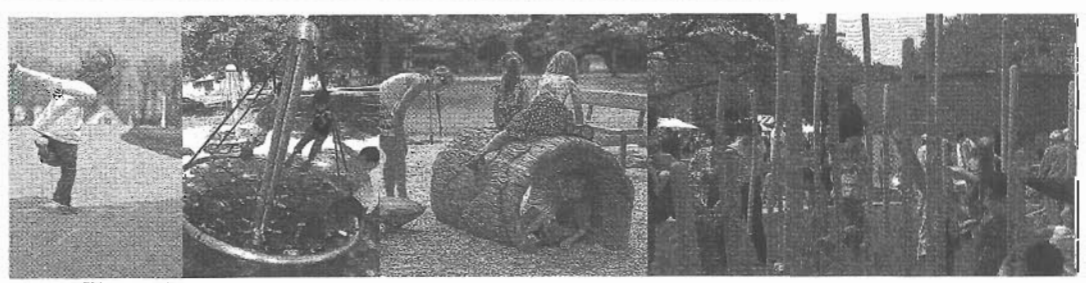
FREE PLAY - areas of level and sloping lawn to that can be used for multiple activities

EDIBLES - fruit trees

PATHWAY - hard surface for tricycles and bicycles

EDIBLES - vegetable/gourd dome provide the opportunity for children to understand and grown vegetables, also provides an interesting play element

LARGE DECK WITH UNDULATING BENCHES installed around retained Douglas Fir



LEGEND

ACTIVE/PASSIVE
- log stepping stones, climbing boulders, agility poles, sloping lawns for free play, hard surface pathways for tricycles and bicycles

INTERPRETIVE
- understanding the natural systems and wildlife on and around the site, food sources and plant material

SENSORY
- vegetable/gourd dome, fruit trees
- utilizing perennials and groundcovers that have fragrance and are edible

0 10 20 30 40 50 FT

Revision No.	Date	Revision Notes
1	6/22/14	Revisions per City Comments dated August 13th, 2014

Issue No.	Date	Issue Notes
A	11/4/13	Issued for Rezoning
B	7/10/14	Issued for ADP
C	8/5/14	ISSUED FOR B.P. REVIEW
D	8/13/14	ISSUED FOR BUILDING PERMIT
E	5/22/14	RE-ISSUED FOR DP

Plan #81

OCT 15 2014

DP 14-667441

Professional Seal

POLYGON

eta landscape architecture

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Project

JAYDEN MEWS

9700 Alexandra
Richmond, BC

Drawing Title

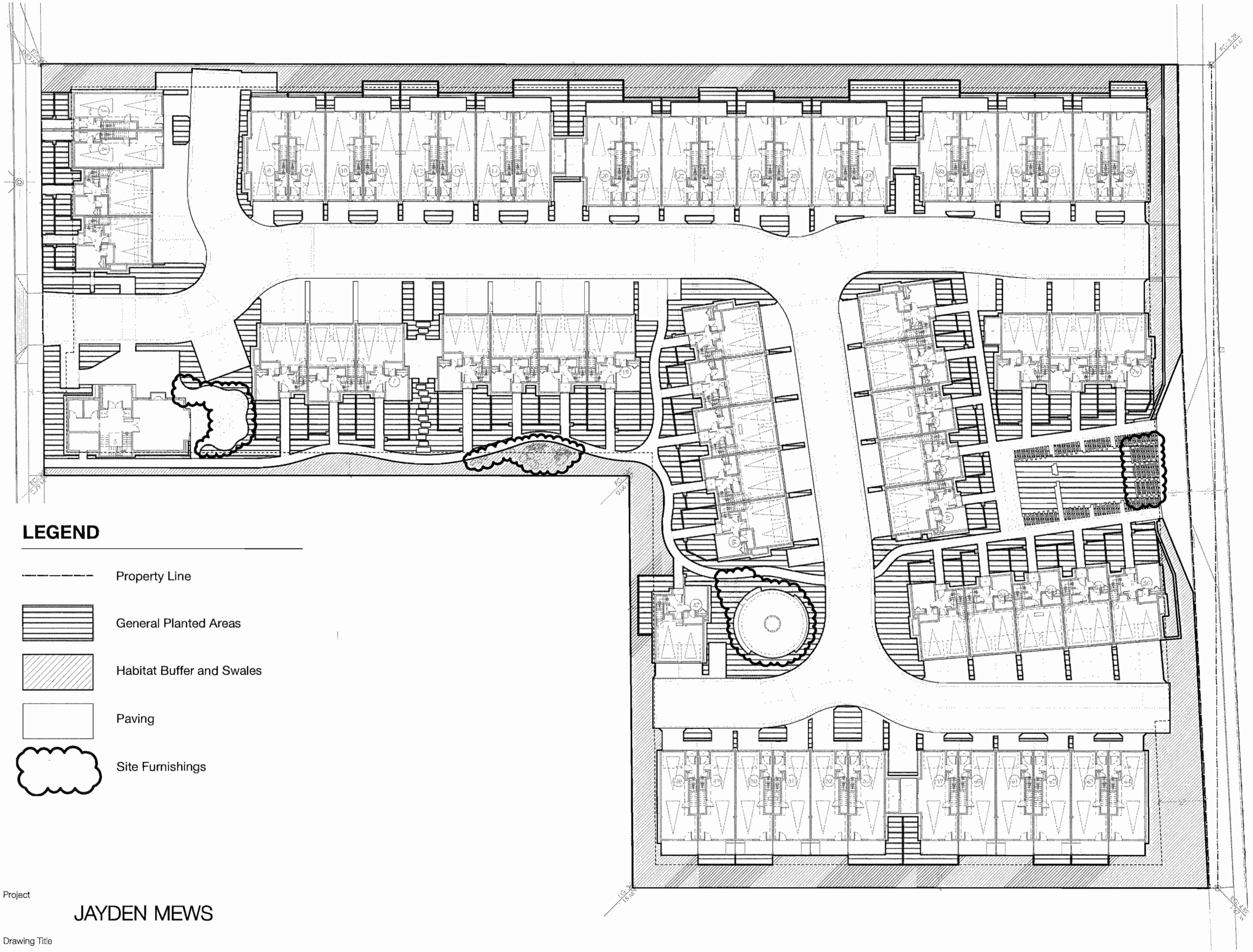
CHILDREN'S PLAY PLAN

2

Legal:
Lot 5 Road Jut 52 Section 34 Block 5
North Range 6 West NWD PLAN 35213

Project Manager: DYCB	Project ID: 21322
Drawn By: CB	Scale: 1"=20'-0"
Reviewed By: DT	Drawing No.: 3j.4
Date: 11.01.2013	of 26

Rev Date: 6/2/14
21322_JaydenMews_REDP20140622.vwx



LEGEND

- Property Line
- General Planted Areas
- Habitat Buffer and Swales
- Paving
- Site Furnishings

eta landscape architecture

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Project

JAYDEN MEWS

Drawing Title

MAINTENACE AREAS PLAN

DP 14-667441

OCT 15 2014

Plan #82

CONSULTANT LIST

OWNER:	POLYGON JAYDEN MEWS HOMES LTD. 900 - 1333 WEST BROADWAY VANCOUVER, BC V6H 4C2 PH: 604.871.4181 CONTACT: CHRIS HO	GEOTECHNICAL:	GEOPACIFIC CONSULTANTS LTD. 215 - 1200 WEST 73RD AVENUE VANCOUVER, BC V6P 6G5 PH: 604.439.0922 CONTACT: JOHN CARTER
ARCHITECT:	FORMWERKS ARCHITECTURAL INC. 1625 WEST 5TH AVENUE VANCOUVER, BC V6J 1N5 PH: 604.683.5441 CONTACT: TYLER FRIESEN	ARBOURIST:	PACIFIC SUN TREE SERVICES 1126 STEVENS STREET WHITE ROCK, BC V4B 4X8 PH: 604.323.4270 CONTACT: DAVE ANDERMATT
LANDSCAPE:	ECKFORD TYACKE + ASSOCIATES INC. 1690 WEST 2ND AVENUE VANCOUVER, BC V6J 1H4 PH: 604.683.1456 CONTACT: DARYL TYACKE	ENVIRONMENTAL:	KEYSTONE ENVIRONMENTAL LTD. 320 - 4400 DOMINION STREET BURNABY, BC V5G 4G3 PH: 604.430.0671 CONTACT: KEVIN WONG
CIVIL:	CORE GROUP CONSULTANTS LTD. 320 - 8986 FRASERTON COURT BURNABY, BC V5J 5H8 PH: 604.299.0605 CONTACT: CORMAC NOLAN		

PROJECT DATA

DEVELOPMENT DATA	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
9700 ALEXANDRA ROAD RICHMOND, BC		
LEGAL DESCRIPTION		
LOTS 51 AND 52, SECTION 34, BLOCK 5 NORTH, RANGE 6 WEST, NWD, PLAN 35213		
LOT AREA		
GROSS LOT AREA (Ha.)	-	1.215 Ha
GROSS LOT AREA (SF)	-	130,782 SF
ROAD DEDICATION AREA (Ha.)	-	0.034 Ha
ROAD DEDICATION AREA (SF)	-	3,637 SF
NET LOT AREA (Ha.)	-	1.181 Ha
NET LOT AREA (SF)	-	127,145 SF
LOT COVERAGE		
AREA OF BUILDINGS	50,858 SF	42,038 SF
PERCENTAGE OF LOT AREA	40 %	33 %
SETBACKS		
FRONT (ALEXANDRA ROAD)	3.0 M / 4.0 M	3.0 M / 4.0 M
REAR (ALDERBRIDGE WAY)	4.0 M / 6.0 M	4.0 M / 6.0 M
SIDE #1 (WEST, THREE PL'S)	3.0 M / 3.0 M / 3.0 M	3.0 M / 3.0 M / 3.0 M
SIDE #2 (EAST)	3.0 M	3.0 M
BUILDING HEIGHT		
BUILDING HEIGHT	THREE STOREYS; 12.0 M	REFER TO ELEVATIONS
NUMBER OF RESIDENTIAL UNITS		
TWO-BEDROOM UNITS	-	0
THREE-BEDROOM UNITS	-	64
TOTAL NUMBER OF UNITS	-	64
TOTAL BUILDING FLOOR AREA		
RESIDENTIAL UNITS	-	89,912 SF
BALCONIES AND COVERED SPACE	-	9,945 SF
INDOOR AMENITY	-	2,461 SF
AMENITY SPACE		
INDOOR AMENITY	-	2,461 SF
OUTDOOR AMENITY	-	16,181 SF
TOTAL AMENITY	-	18,643 SF
DENSITY		
NO. OF UNITS PER HECTARE		54.18 UPH/a
FLOOR AREA RATIO (FAR) FOR RESIDENTIAL	0.72	0.7072
FLOOR AREA RATIO (FAR) FOR AMENITY SPACE	ADDITIONAL .10 TO FAR	0.1406
PERCENT. OF BALCONIES AND COVERED SPACE	ADDITIONAL 10 % TO FLOOR AREA	11.06 %
PARKING		
RESIDENT SPACES		
GARAGE	-	114
GARAGE (SMALL CAR)	-	14
APRON	-	7
APRON (SMALL CAR)	-	17
TOTAL RESIDENT SPACES	1.5 PER UNIT = 98	**152**
TOTAL PLUG-INS FOR ELECTRIC VEHICLES	25% OF TOTAL PROVIDED = 32	64
VISITOR SPACES		
STANDARD	-	6
SMALL CAR	-	4
PARALLEL	-	0
ACCESSIBLE	2 % OF REQUIRED = 3	3
TOTAL VISITOR SPACES	0.2 PER UNIT = 13	**13**
TOTAL REQUIRED SPACES	98 + 13 = 111	**165**
MAXIMUM NO. OF SMALL CAR SPACES	50 % OF TOTAL PROVIDED = 84	35
BICYCLE SPACES		
CLASS 1	1.25 PER UNIT = 80	87
CLASS 2	0.2 PER UNIT = 13	13
TOTAL BICYCLE SPACES	93	**100**

AREA CALCULATIONS

UNIT AREA TOTALS

UNIT TYPE	TOTAL QUANTITY	UNIT FLOOR AREA (GROSS)	UNIT FLOOR AREA (NET)	TOTAL FLOOR AREA (GROSS)	TOTAL FLOOR AREA (NET)
A1	7	1,926.5	1,283.9	13,486	8,987
A2/A2M	18	1,931.4	1,286.8	34,765	23,162
A3	5	1,994.4	1,348.6	9,972	6,743
A3B/A3M	6	1,971.7	1,229.1	11,830	7,375
C	14	1,993.3	1,497.5	27,906	20,965
D	13	2,097.1	1,576.4	27,262	20,493
DS	1	2,112.2	1,586.6	2,112	1,587
TOTAL	64		**TOTAL AREA:**	**127,334 SF**	**89,912 SF**

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REVISIONS

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ISSUED FOR COORDINATION	FEB. 25, 2014
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REISSUED FOR A.D.P.	JULY 14, 2014
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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014
REISSUED FOR D.P. (PARTIAL)	SEPT. 5, 2014

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Fax 685-0076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

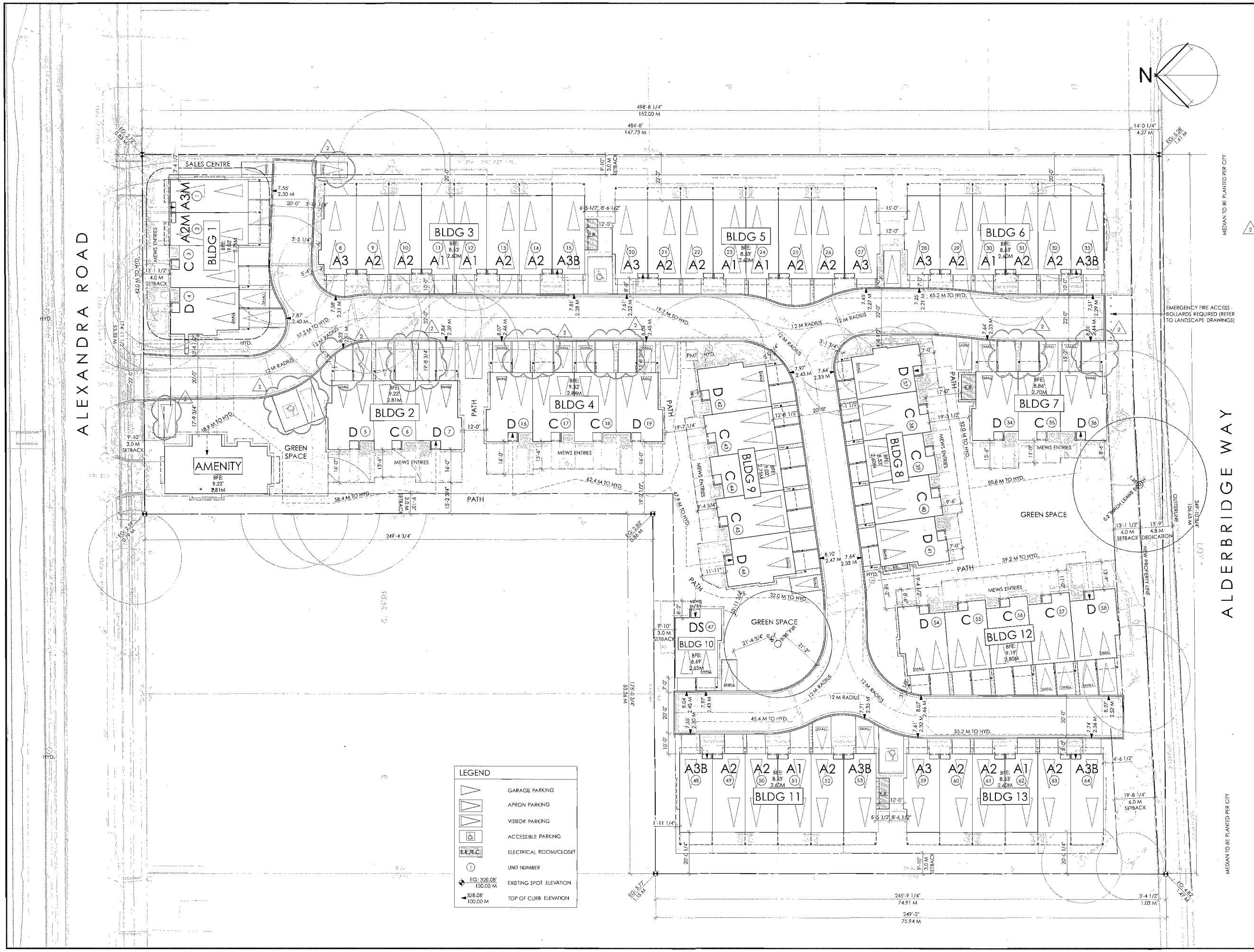
DATA SHEET

SCALE NTS

DATE JUNE 2013

SHEET A1.01

DP 14-667441
OCT 15 2014
Plan #1



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

SITE PLAN

SCALE 1" = 20'

SHEET A1.02

DATE JUNE 2013

DP 14-667441

OCT 15 2014

Plan #2

ALEXANDRA ROAD STREETSCAPE
N.T.S.

ALDERBRIDGE WAY STREETSCAPE
N.T.S.

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

STREETSCAPES

SCALE	SHEET
NTS	A1.03
DATE JUNE 2013	

OCT 15 2014
DP 14-667441
Plan #3

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

COLOUR SCHEME KEY PLAN

SCALE 1" = 20'

DATE JUNE 2013

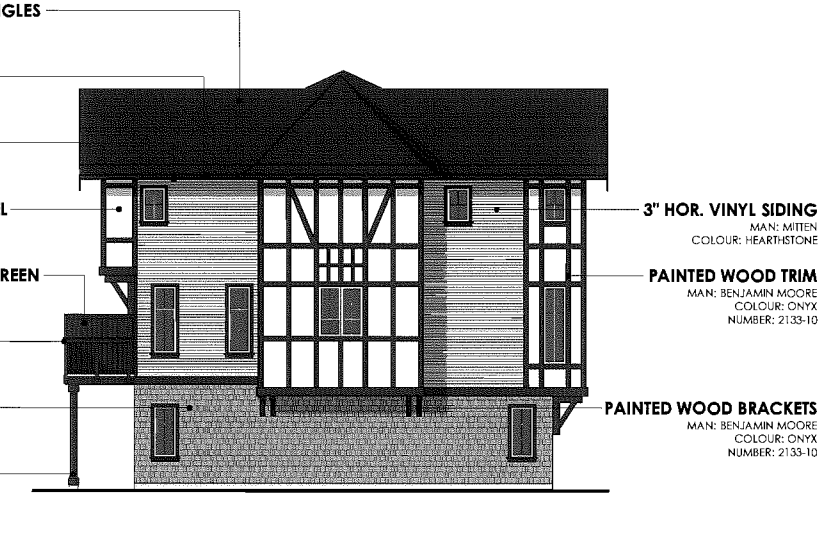
SHEET A1.04

OCT 15 2014 Plan #4
DP 14-667441

COLOUR SCHEME A
FRONT ELEVATION

COLOUR SCHEME A
SIDE ELEVATION

COLOUR SCHEME A
REAR ELEVATION



COLOUR SCHEME A
SIDE ELEVATION

MISC. COLOUR SCHEME A MATERIALS

FIBRE CEMENT PLANK AT ELEC. ROOMS
MAN: BENJAMIN MOORE
COLOUR: ALEXANDRIA BEIGE
NUMBER: HC-77

FENCING
MAN: BENJAMIN MOORE
COLOUR: WROUGHT IRON
NUMBER: 2124-10

DECK SURFACE
MAN: BASF SONOGUARD
COLOUR: GREY

EXHAUST VENTS
MAN: PRIMEX
COLOUR IF ON WOOD TRIM: 25 BLACK
COLOUR IF ON FIBRE CEMENT PANEL: 01 SNOW WHITE
COLOUR IF ON CEDAR SHINGLE: 23 TAUPE
COLOUR IF ON VINYL SIDING: 23 TAUPE

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

COLOUR SCHEME A ELEVATIONS

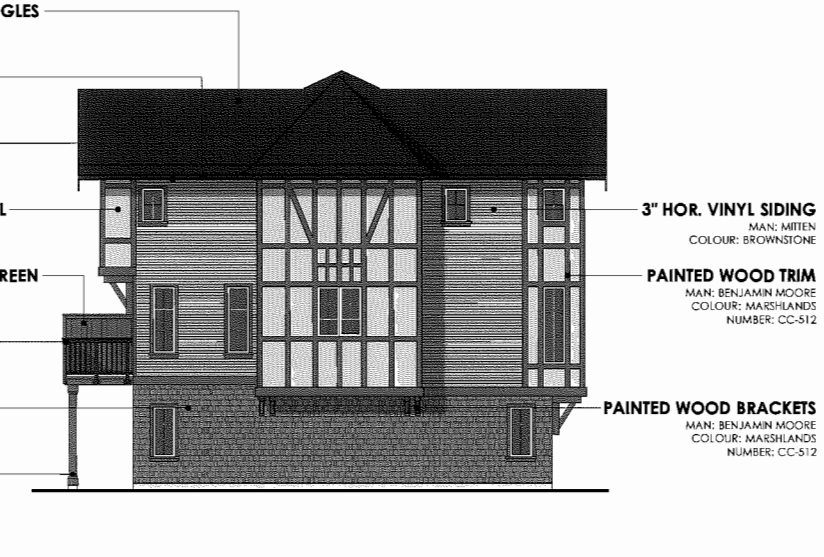
SCALE	SHEET
1/8" = 1'-0"	A1.05
DATE: JUNE 2013	

DP 14-667441 OCT 15 2014 Plan #5

COLOUR SCHEME B
FRONT ELEVATION

COLOUR SCHEME B
SIDE ELEVATION

COLOUR SCHEME B
REAR ELEVATION



COLOUR SCHEME B
SIDE ELEVATION

MISC. COLOUR SCHEME B MATERIALS

FIBRE CEMENT PLANK AT ELEC. ROOMS
MAN: BENJAMIN MOORE
COLOUR: BARNBOARD
NUMBER: CC-572

FENCING
MAN: BENJAMIN MOORE
COLOUR: WROUGHT IRON
NUMBER: 2124-10

DECK SURFACE
MAN: BASF SONOGUARD
COLOUR: GREY

EXHAUST VENTS
MAN: PRIMEX
COLOUR IF ON WOOD TRIM: 68 DARK BROWN
COLOUR IF ON FIBRE CEMENT PANEL: 23 TAUPE
COLOUR IF ON CEDAR SHINGLE: 28 DARK GREY
COLOUR IF ON VINYL SIDING: 23 TAUPE

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REISSUED FOR A.D.P.	JULY 14, 2014
ISSUED FOR COORDINATION	AUG. 8, 2014
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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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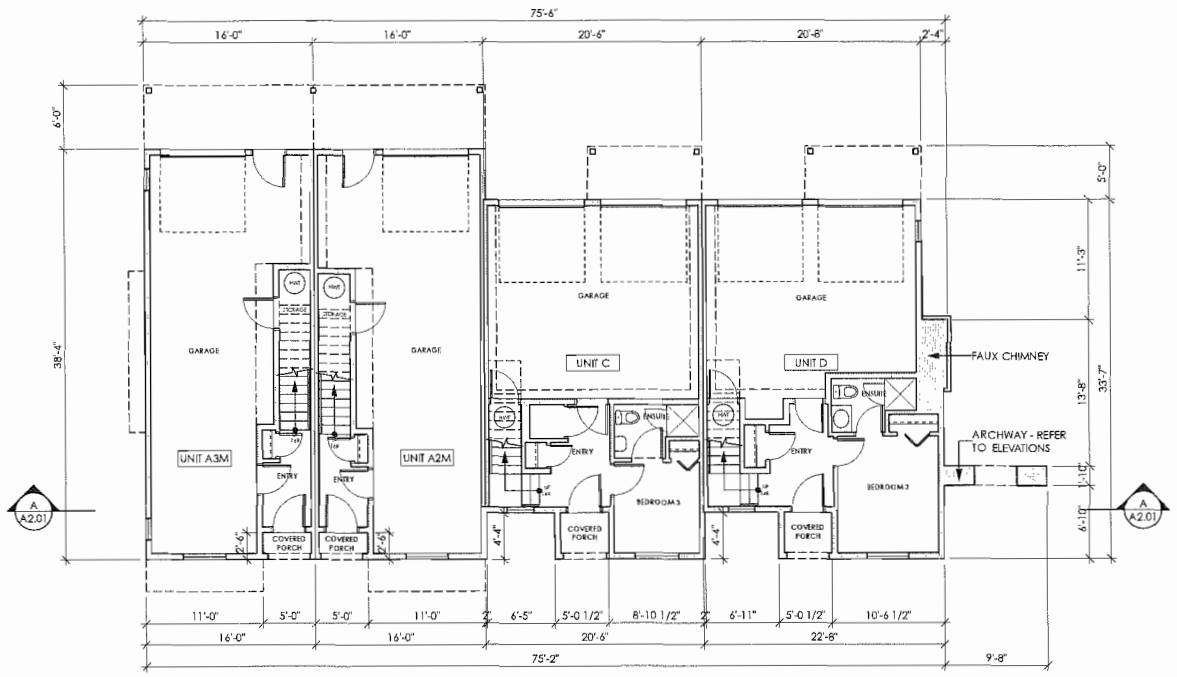
PROJECT
JAYDEN MEWS
9700 ALEXANDRA ROAD
RICHMOND, BC

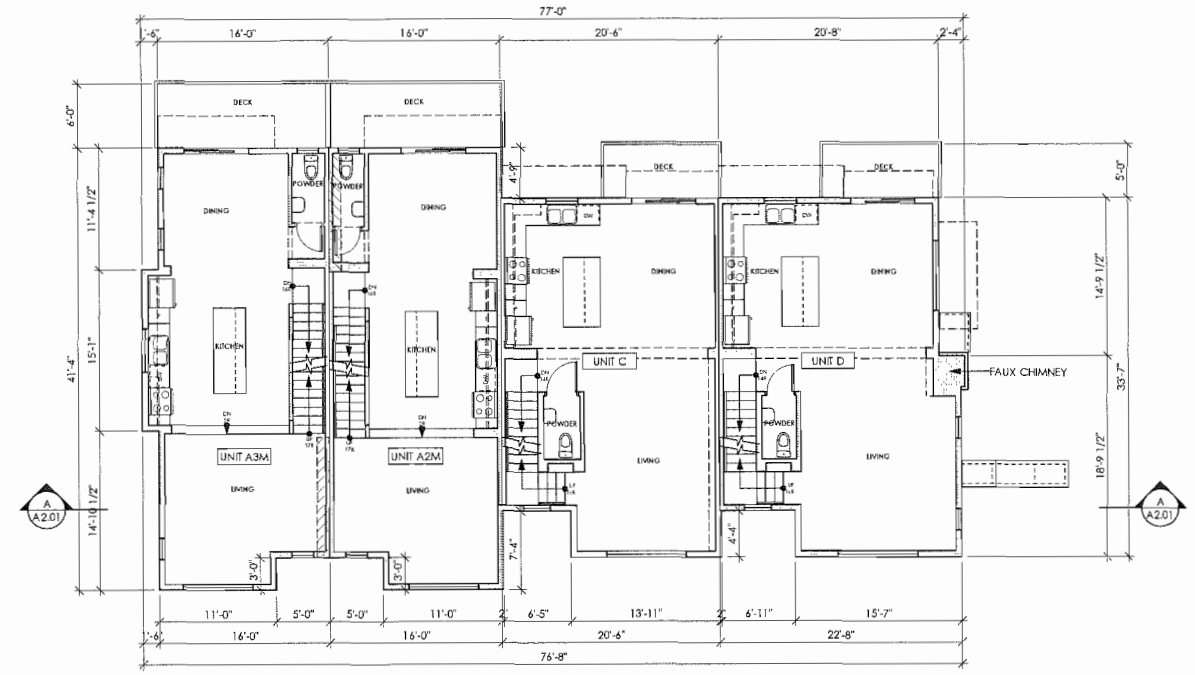
DRAWING
COLOUR SCHEME B ELEVATIONS

SCALE 1/8" = 1'-0"
DATE JUNE 2013
SHEET A1.06

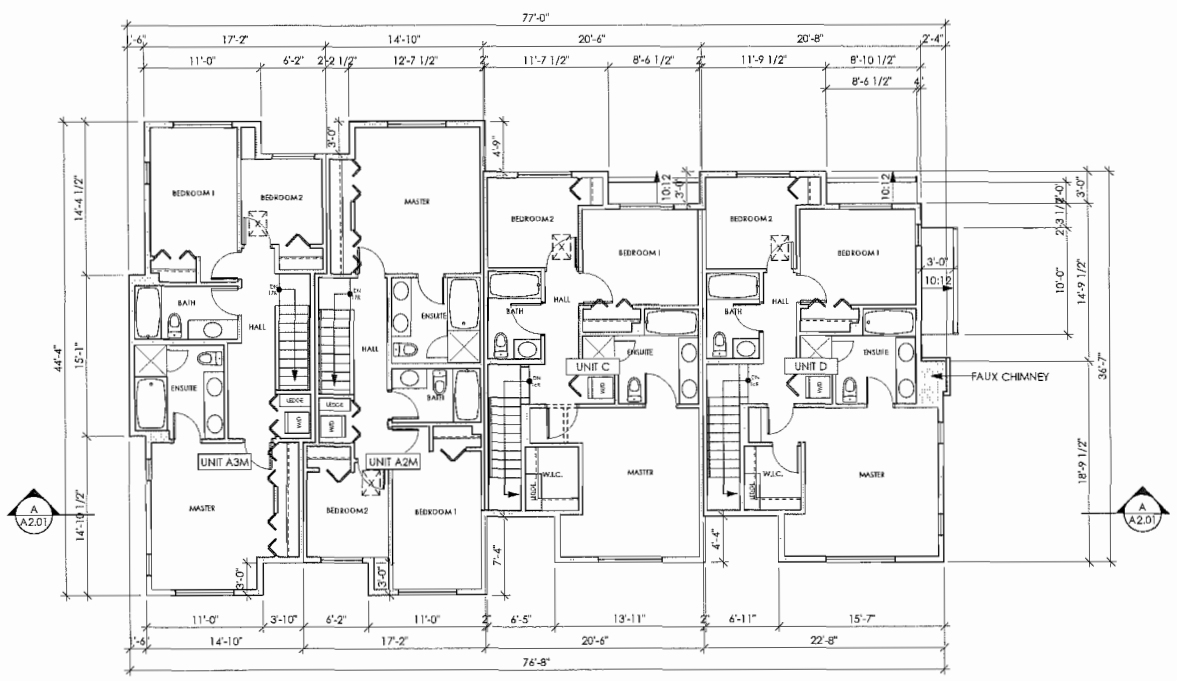
OCT 15 2014
Plan #6
DP 14-679471



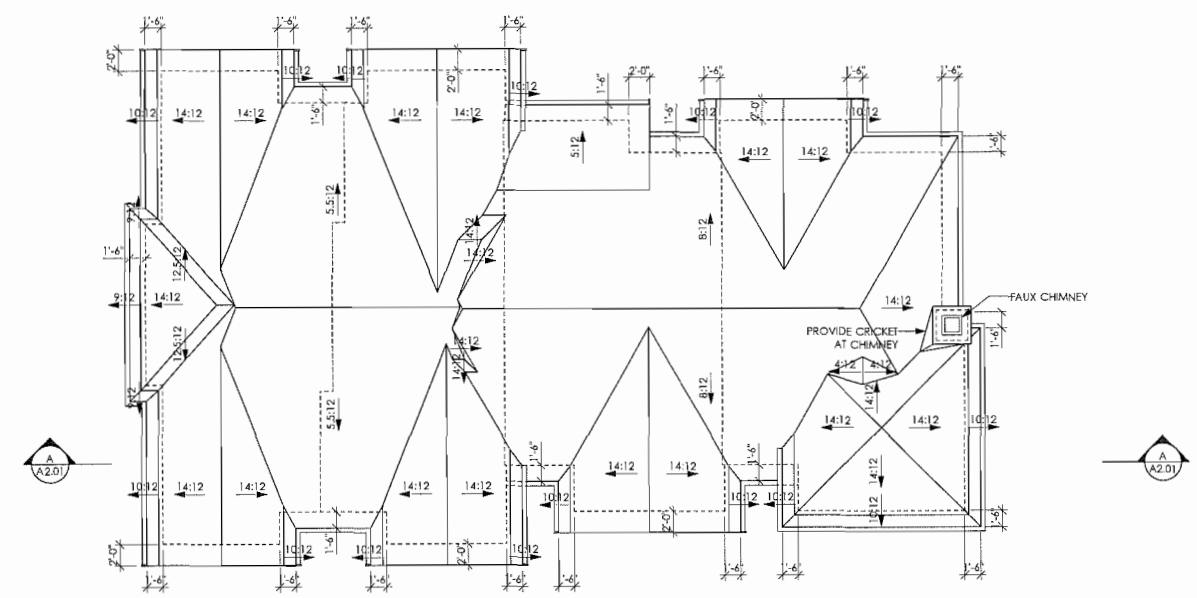
LEVEL 1 PLAN
BUILDING 1



LEVEL 2 PLAN
BUILDING 1

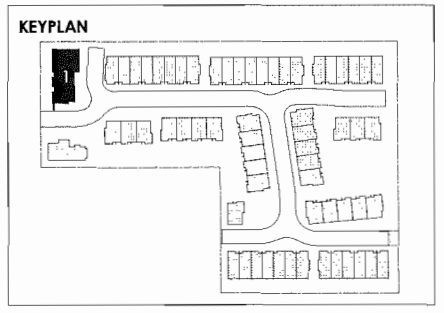


LEVEL 3 PLAN
BUILDING 1



ROOF LEVEL PLAN
BUILDING 1

KEYPLAN



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REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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TEL 871 4181

FORMWERKS ARCHITECTURAL
1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 1
PLANS

SCALE	SHEET
1/8" = 1'-0"	A2.00
DATE JUNE 2013	

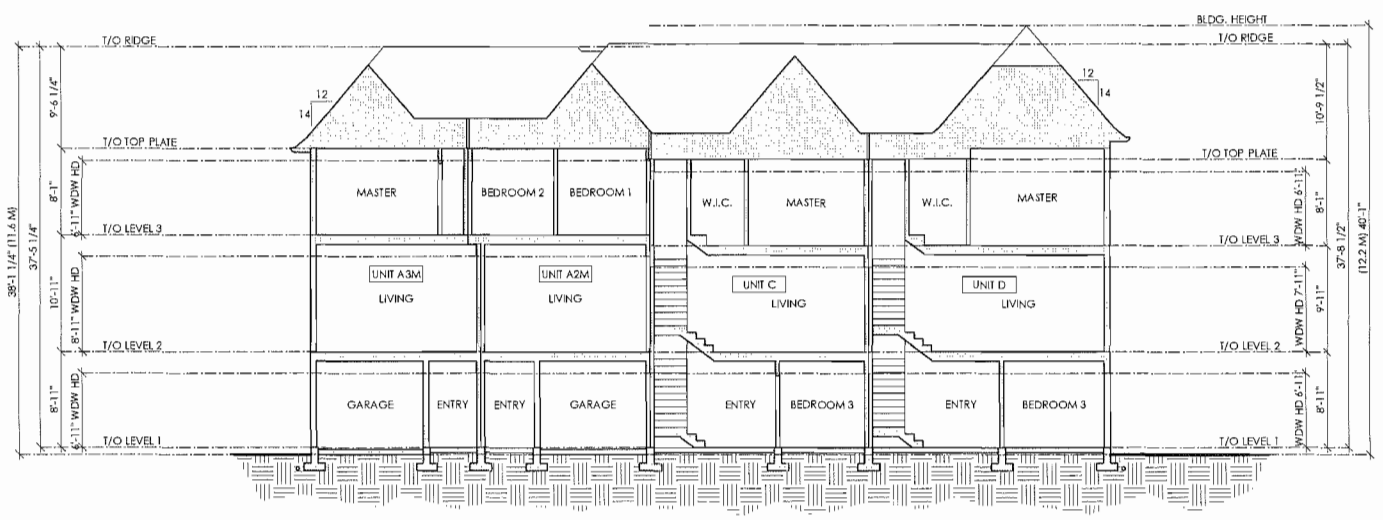
OCT 15 2014

FRONT ELEVATION
BUILDING 1

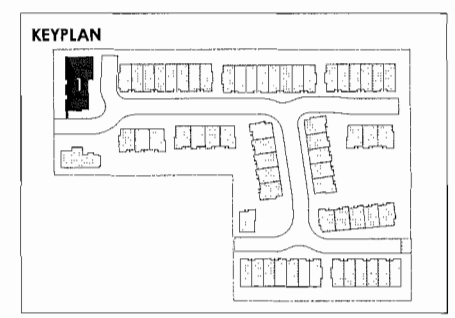
SIDE ELEVATION
BUILDING 1

REAR ELEVATION
BUILDING 1

SIDE ELEVATION
BUILDING 1



SECTION A-A
BUILDING 1



FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 PAINTED HARDIE SHINGLE	14 PAINTED WOOD BRACKETS	20 FAUX CHIMNEY
3 INSULATED METAL PANEL DOOR	9 BRICK SIDING	15 GABLE FINIAL	21 METAL CHIMNEY CAP
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6 3" EXPOSURE HORIZONTAL VINYL SIDING	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 ALUMINUM RAILING	24 CONCRETE CAP
			25 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

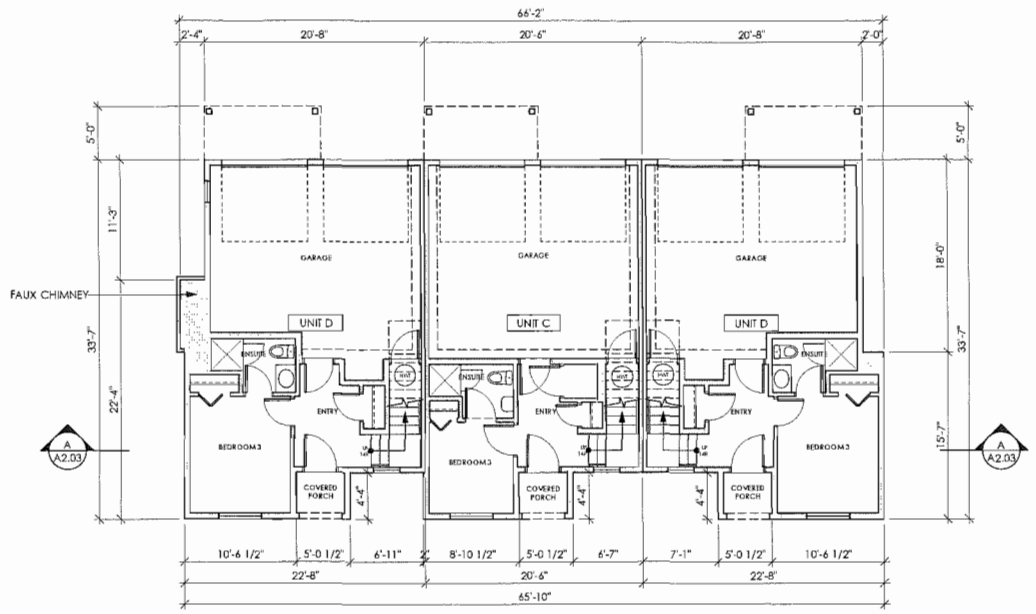
BUILDING 1
ELEVATIONS

SCALE 1/8" = 1'-0"

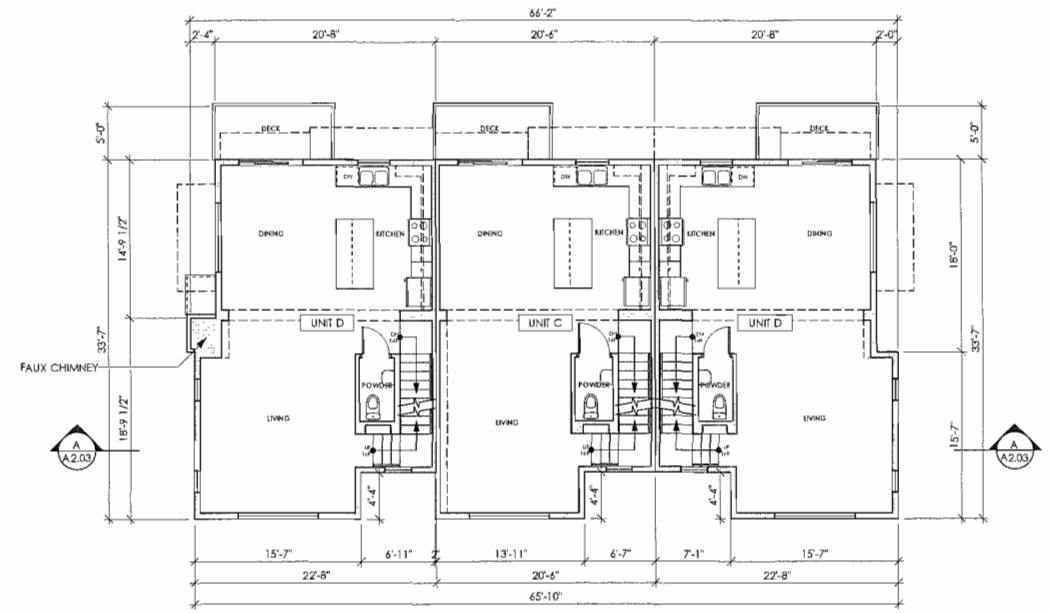
DATE JUNE 2013

SHEET A2.01

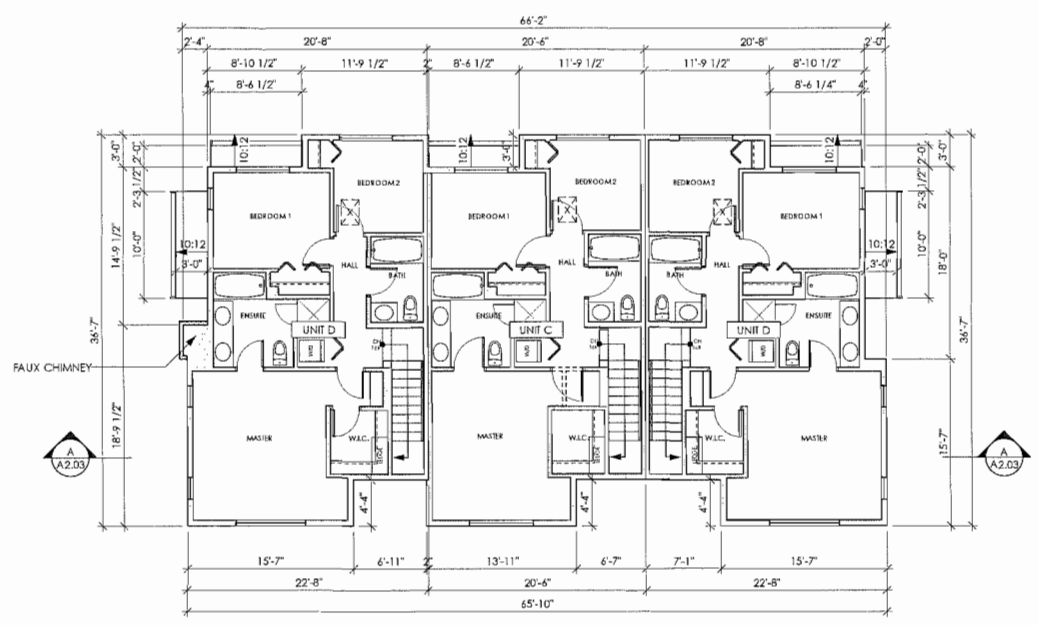
Plan #8
OCT 15 2014
DP 14-667441



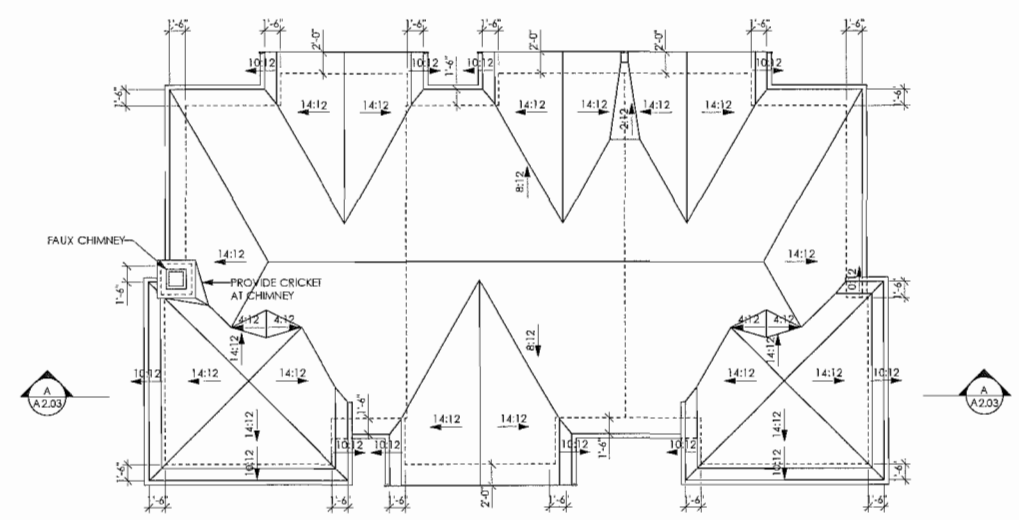
LEVEL 1 PLAN
BUILDING 2



LEVEL 2 PLAN
BUILDING 2

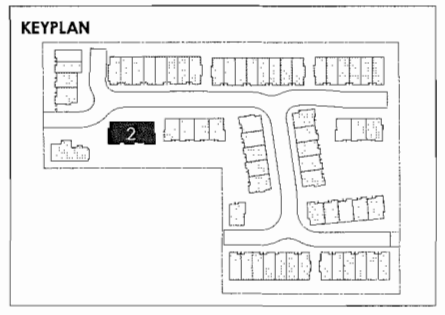


LEVEL 3 PLAN
BUILDING 2



ROOF LEVEL PLAN
BUILDING 2

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

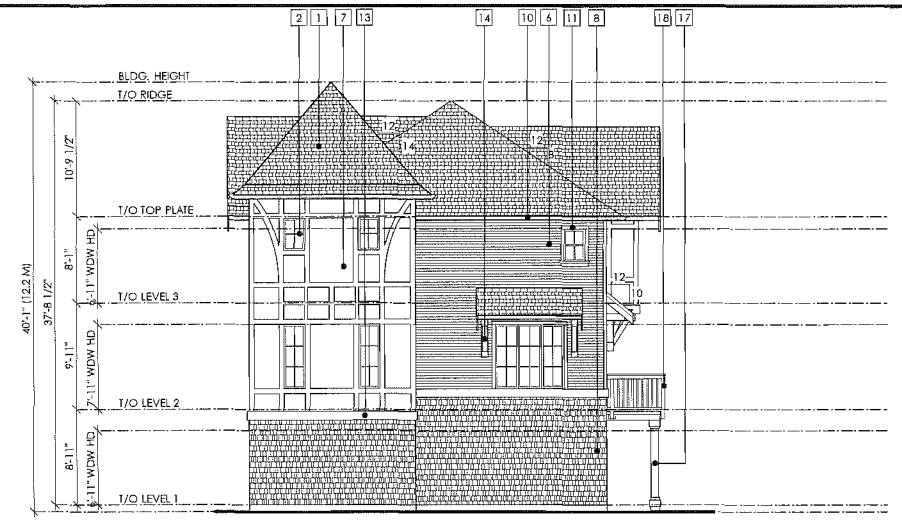
BUILDING 2
PLANS

SCALE	SHEET
1/8" = 1'-0"	A2.02
DATE JUNE 2013	

Plan #9

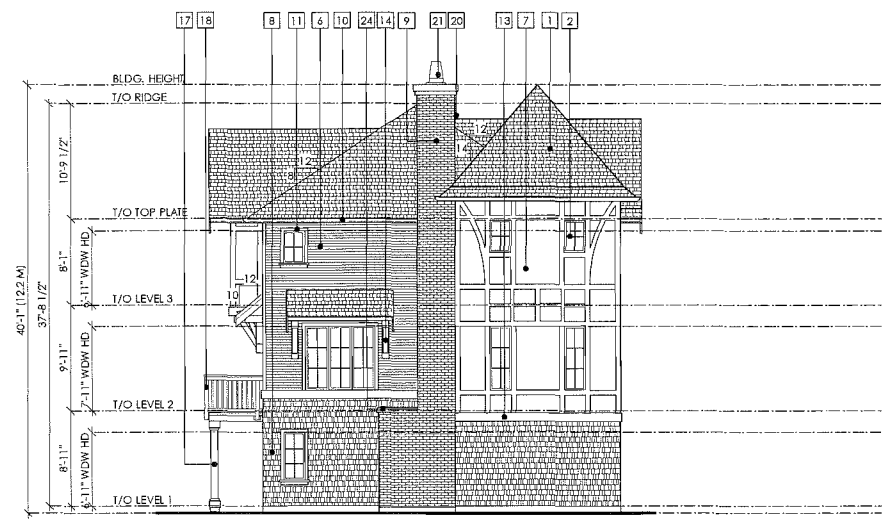
DP 14-667441

FRONT ELEVATION
BUILDING 2

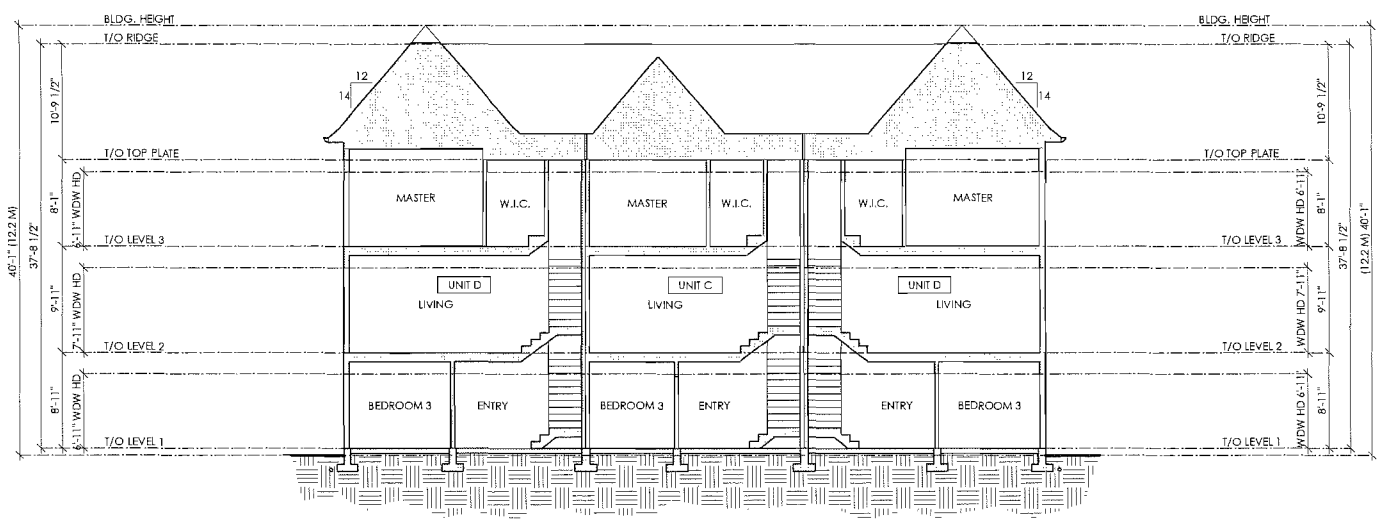


SIDE ELEVATION
BUILDING 2

REAR ELEVATION
BUILDING 2

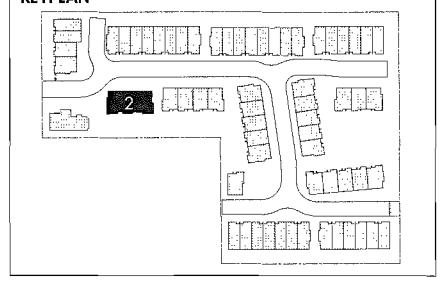


SIDE ELEVATION
BUILDING 2



SECTION A-A
BUILDING 2

KEYPLAN



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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

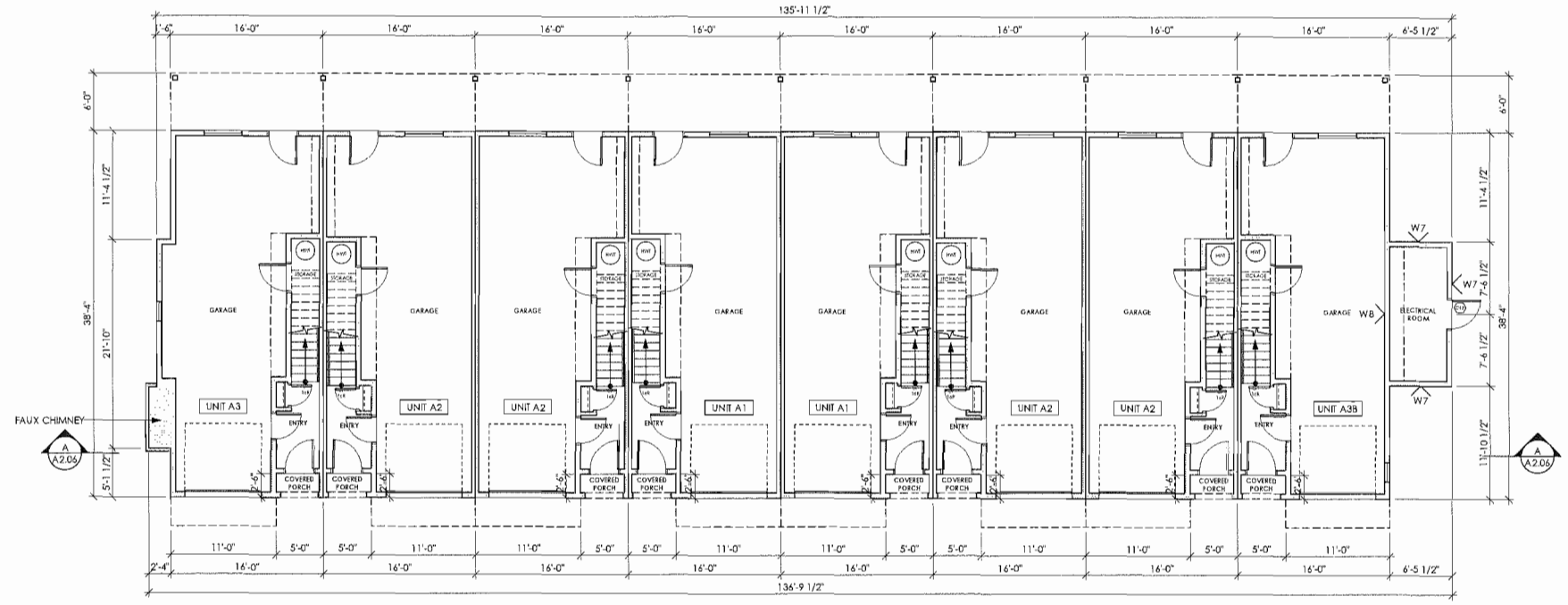
9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

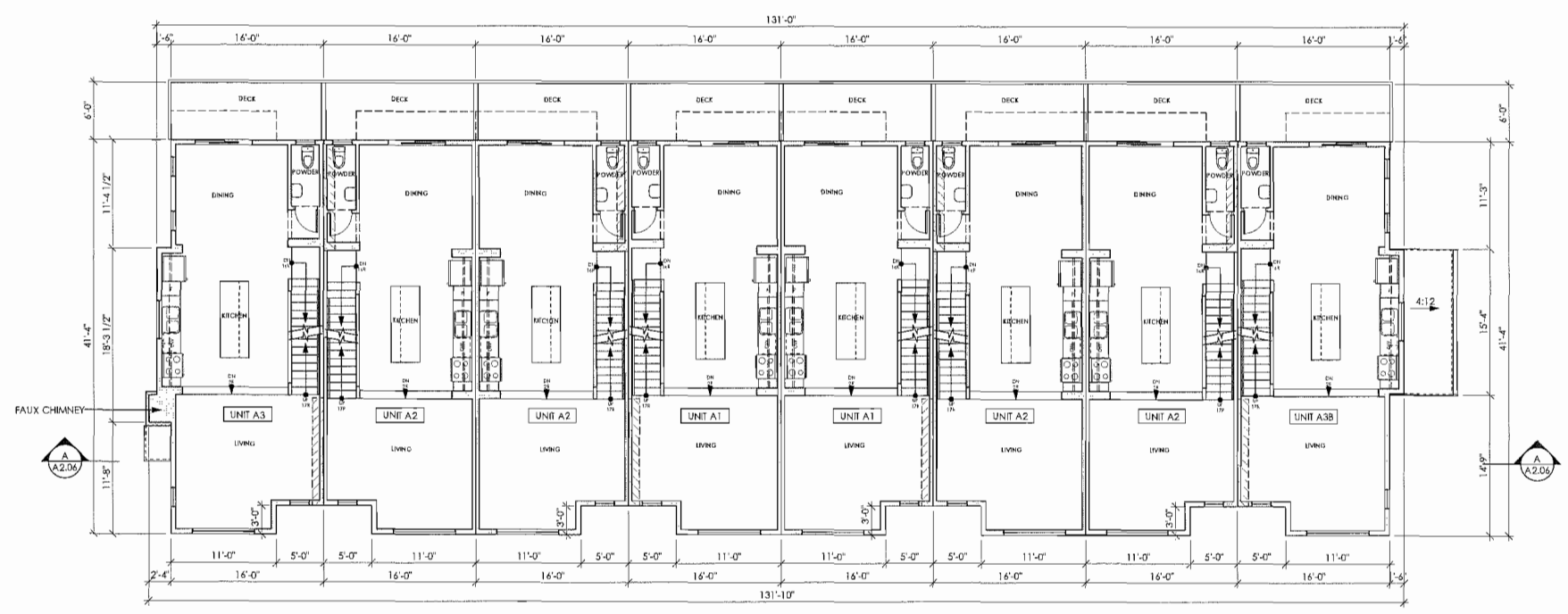
BUILDING 2
ELEVATIONS

SCALE	SHEET
1/8" = 1'-0"	A2.03
DATE: JUNE 2013	

OCT 15 2014
DP 14-667441
Plan #10

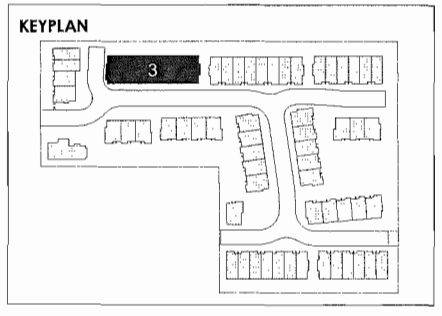


LEVEL 1 PLAN
BUILDING 3



LEVEL 2 PLAN
BUILDING 3

KEYPLAN



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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

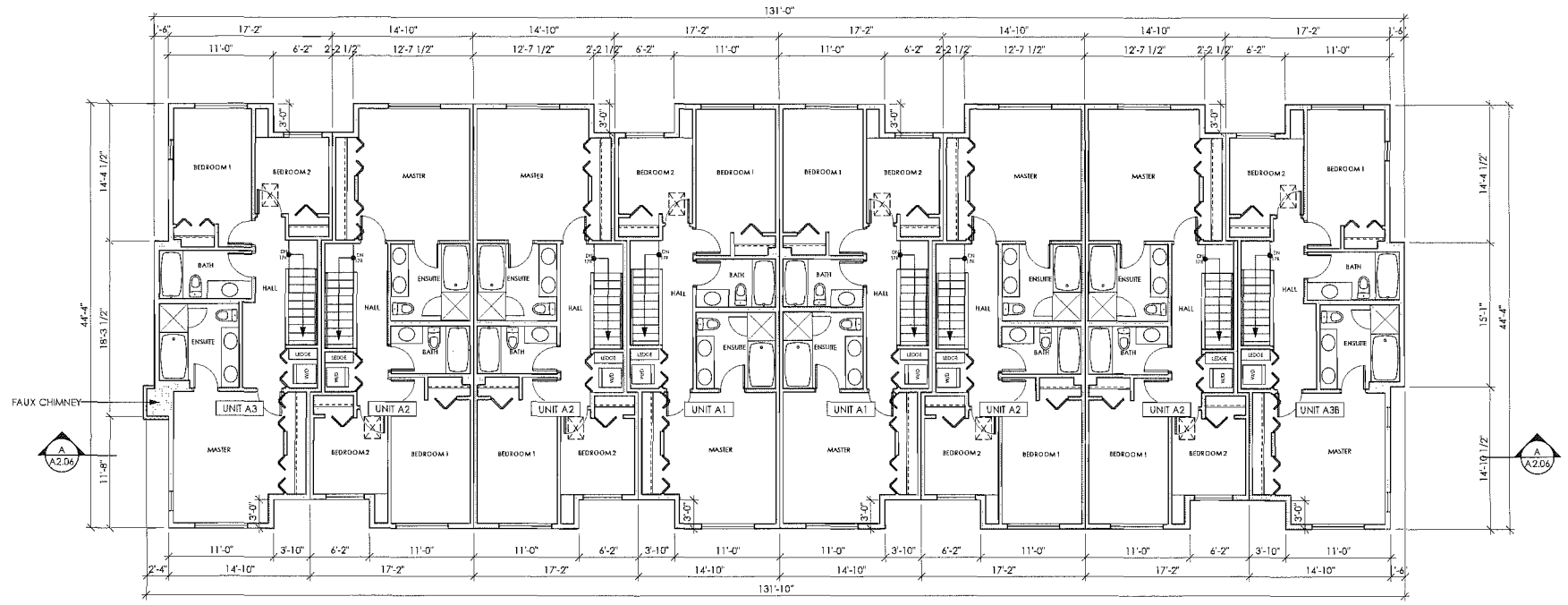
BUILDING 3
PLANS
(LEVEL 1 & 2)

SCALE 1/8" = 1'-0"

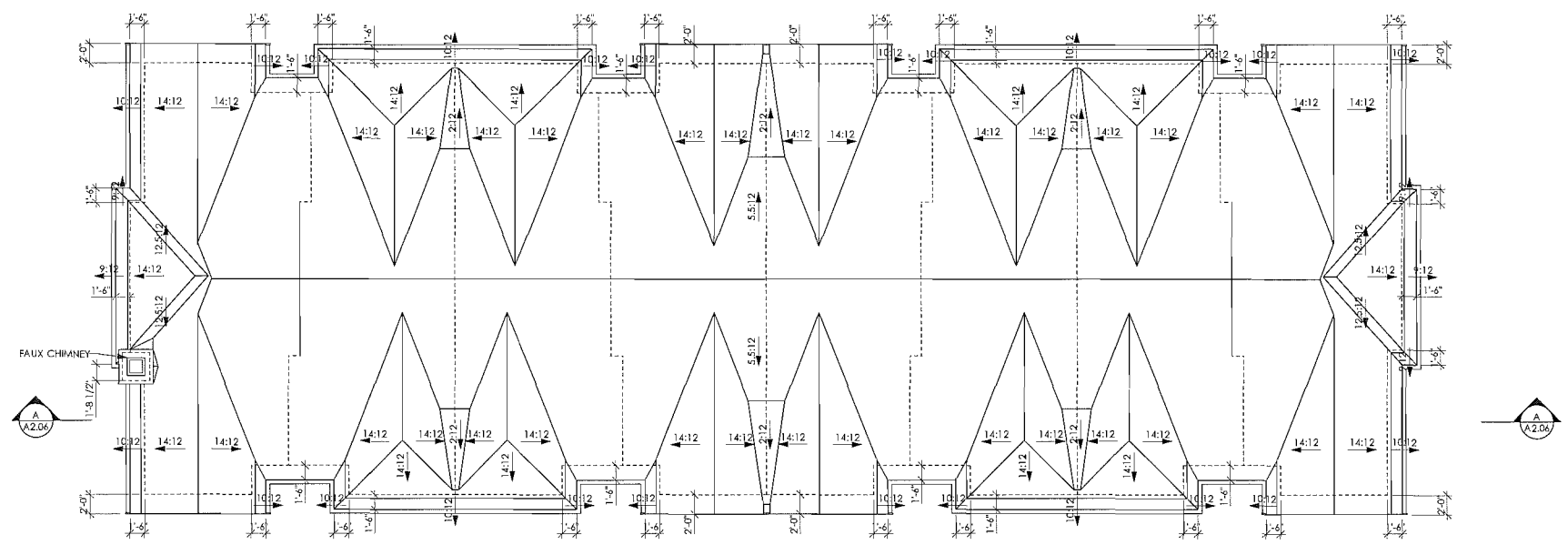
DATE JUNE 2013

SHEET A2.04

DP 14-667441
OCT 15 2014
Plan #11

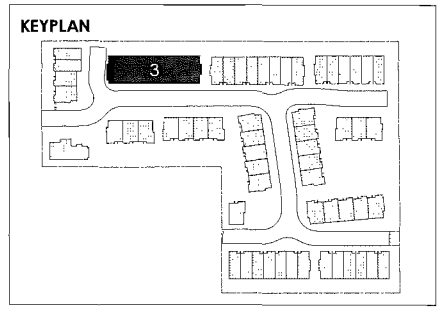


LEVEL 3 PLAN
BUILDING 3



ROOF LEVEL PLAN
BUILDING 3

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 3
PLANS
(LEVEL 3 &
ROOF)

SCALE	SHEET
1/8" = 1'-0"	A2.05
DATE: JUNE 2013	

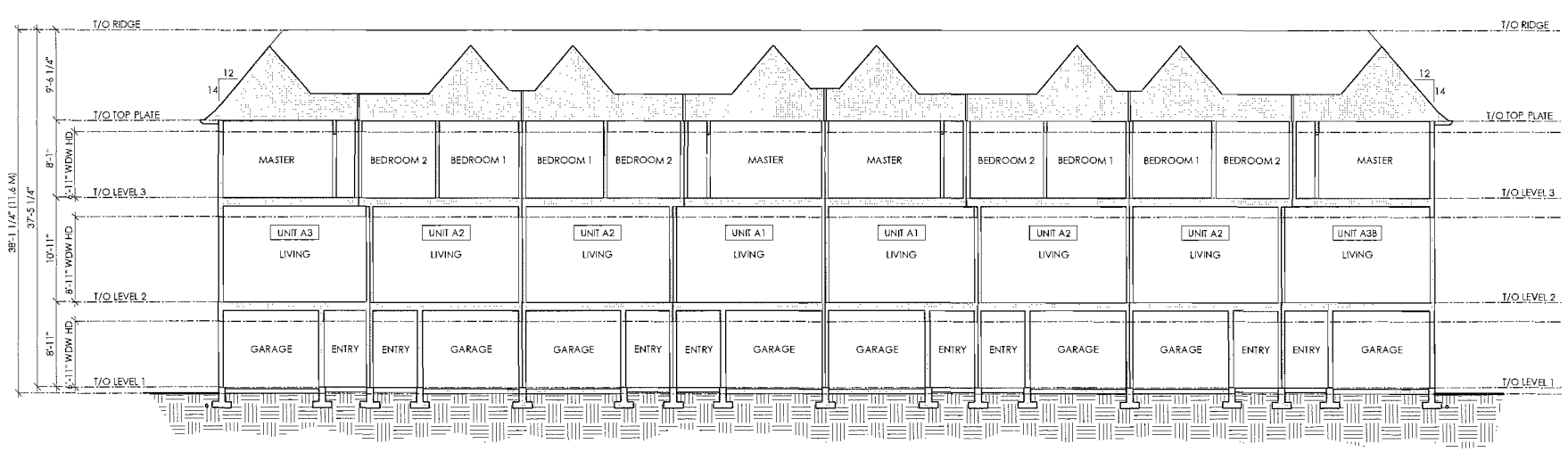
DP 14-667441
OCT 15 2014
Plan #12

FRONT ELEVATION
BUILDING 3

SIDE ELEVATION
BUILDING 3

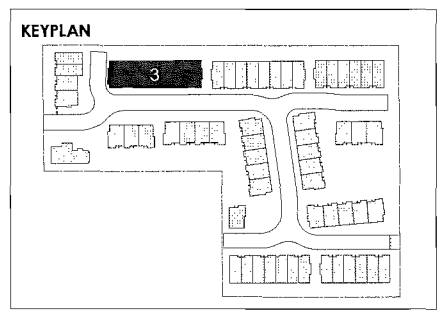
REAR ELEVATION
BUILDING 3

SIDE ELEVATION
BUILDING 3



SECTION A-A
BUILDING 3

KEYPLAN



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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

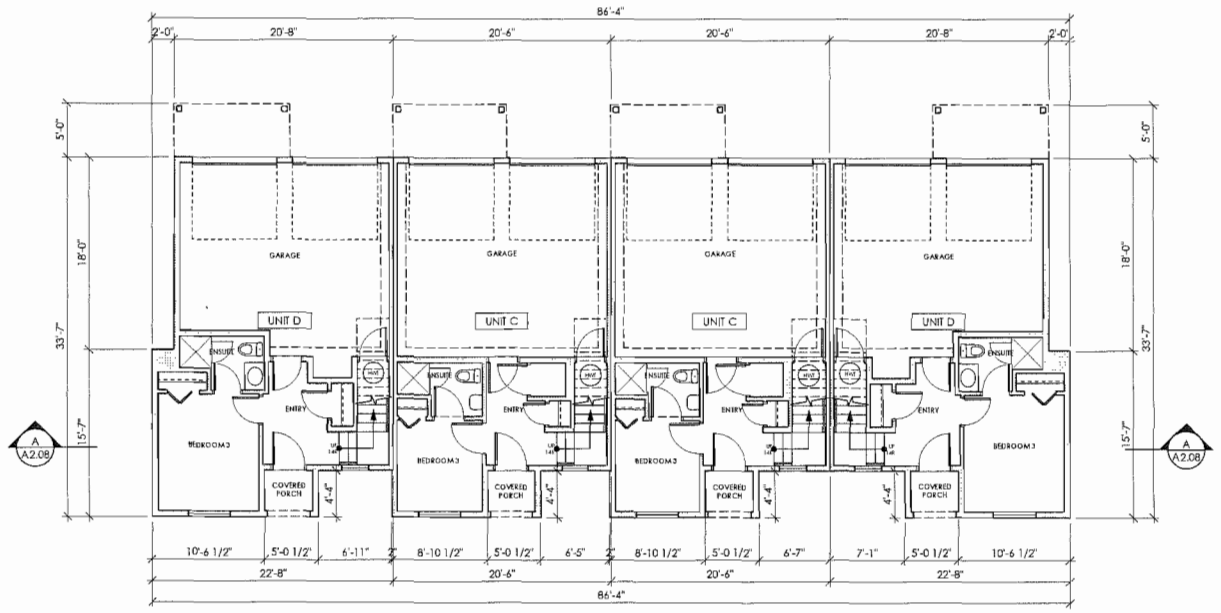
BUILDING 3
ELEVATIONS

SCALE
1/8" = 1'-0"

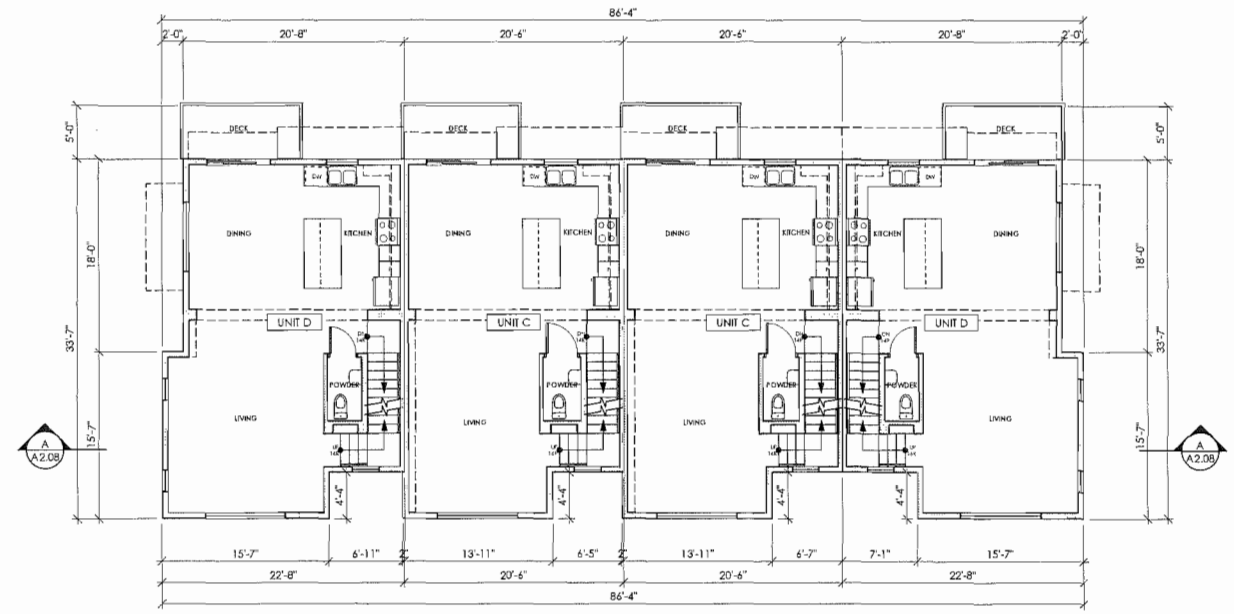
SHEET
A2.06

DATE
JUNE 2013

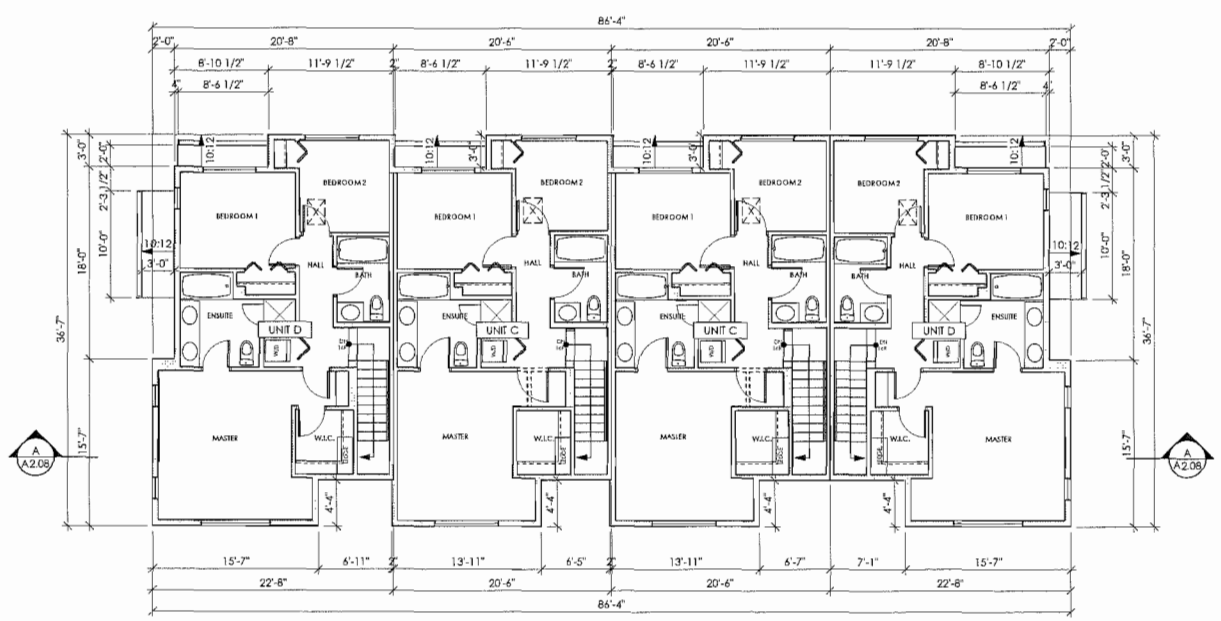
OCT 15 2014
Plan #13
DP 14-667441



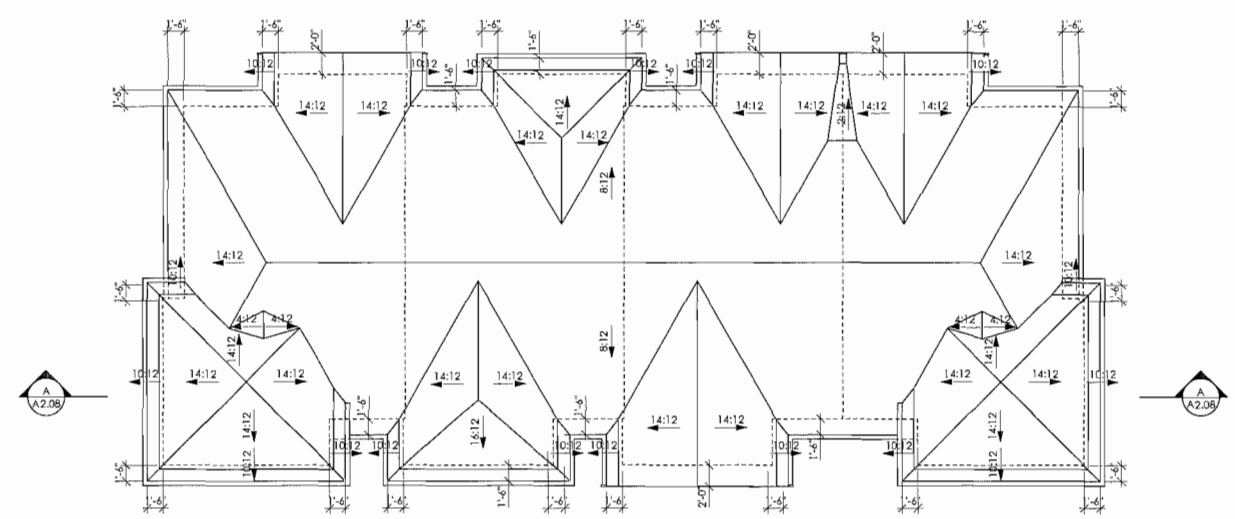
LEVEL 1 PLAN
BUILDING 4



LEVEL 2 PLAN
BUILDING 4

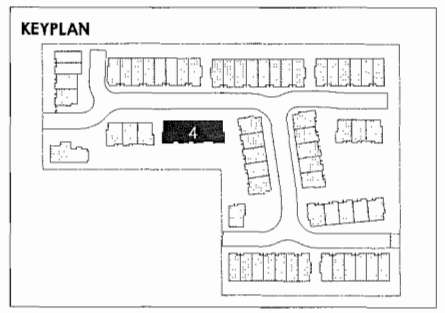


LEVEL 3 PLAN
BUILDING 4



ROOF LEVEL PLAN
BUILDING 4

KEYPLAN



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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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TEL 871 4181

FORMWERKS ARCHITECTURAL
1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 4
PLANS

SCALE 1/8" = 1'-0"

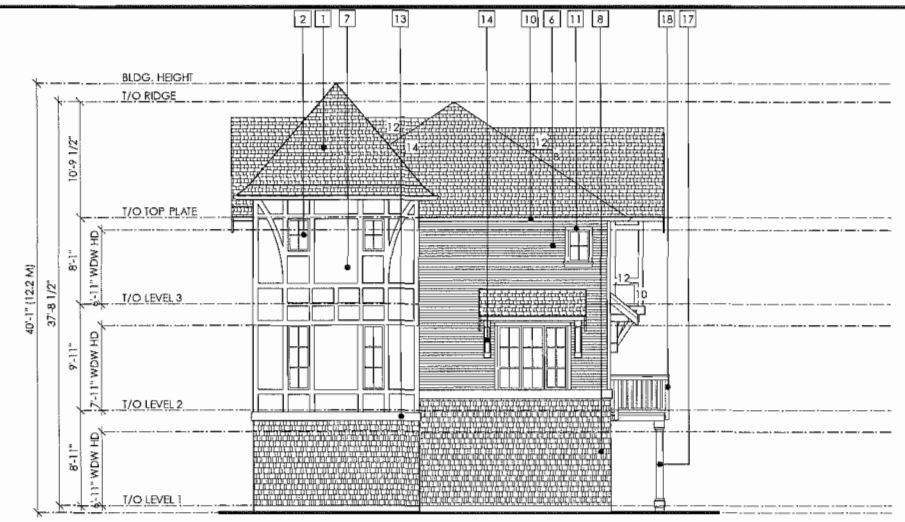
DATE JUNE 2013

SHEET A2.07

OCT 15 2014

DP 14-667441

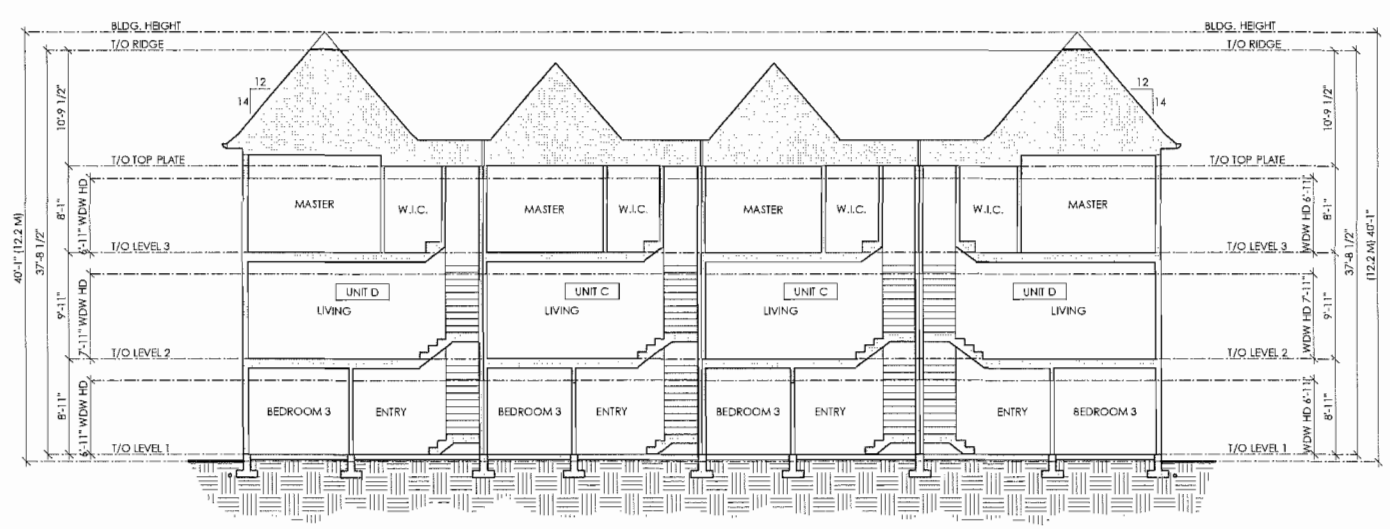
FRONT ELEVATION
BUILDING 4



SIDE ELEVATION
BUILDING 4

REAR ELEVATION
BUILDING 4

SIDE ELEVATION
BUILDING 4



SECTION A-A
BUILDING 4

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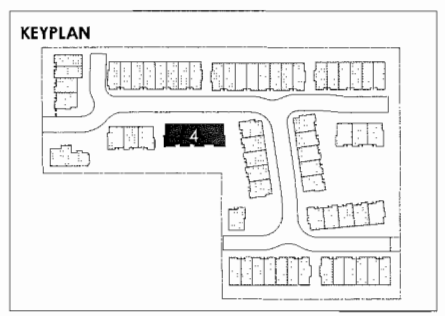
Fax 595-2376 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

KEYPLAN



DRAWING

BUILDING 4
ELEVATIONS

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 PAINTED HARDIE SHINGLE	14 PAINTED WOOD BRACKETS	20 FAUX CHIMNEY
3 INSULATED METAL PANEL DOOR	9 BRICK SIDING	15 GABLE FINIAL	21 METAL CHIMNEY CAP
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 PREFINISHED METAL FASCIA GUTTER	16 PAINTED WOOD DENTIL	22 METAL SECURITY GATE
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PAINTED WOOD TRIM	17 WOOD CLAD PANEL POST	23 WOOD PLANT SHELF
6 3" EXPOSURE HORIZONTAL VINYL SIDING	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 ALUMINUM RAILING	24 CONCRETE CAP
			25 6" EXPOSURE FIBRE CEMENT PLANK SIDING

SCALE 1/8" = 1'-0"

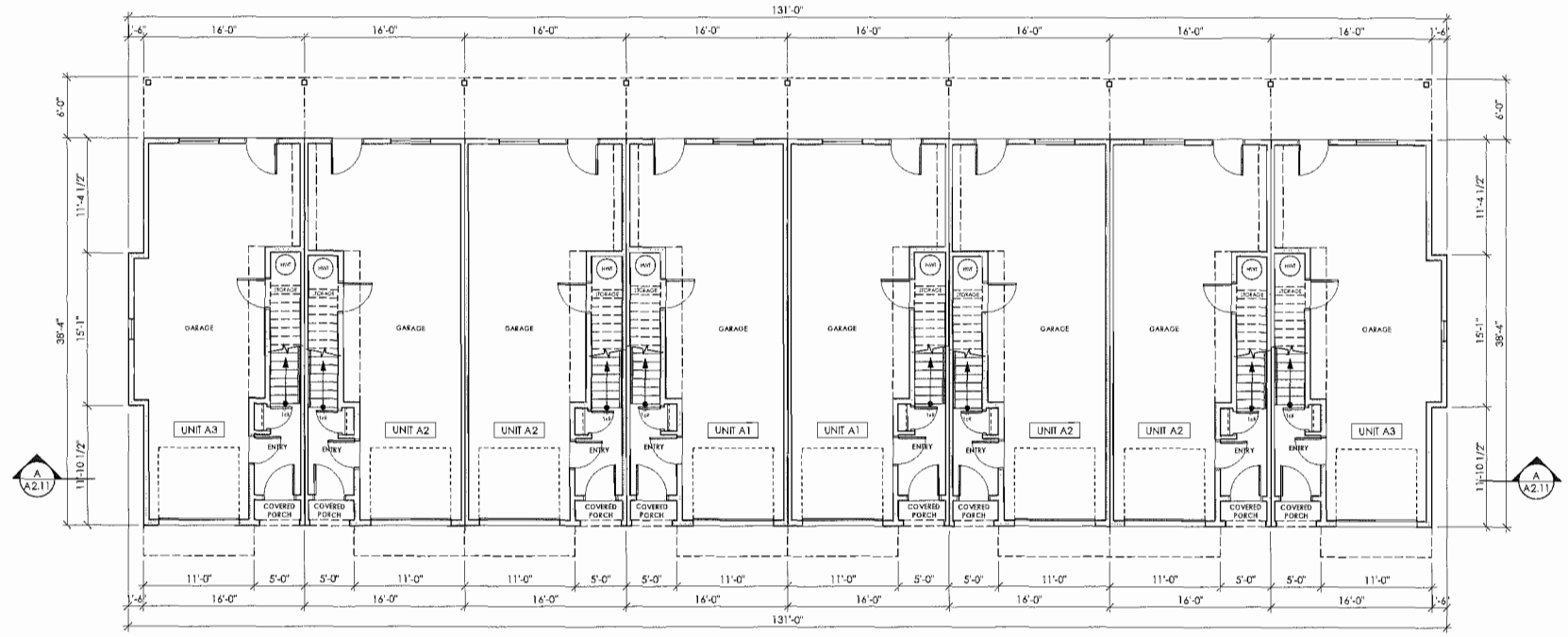
DATE JUNE 2013

SHEET A2.08

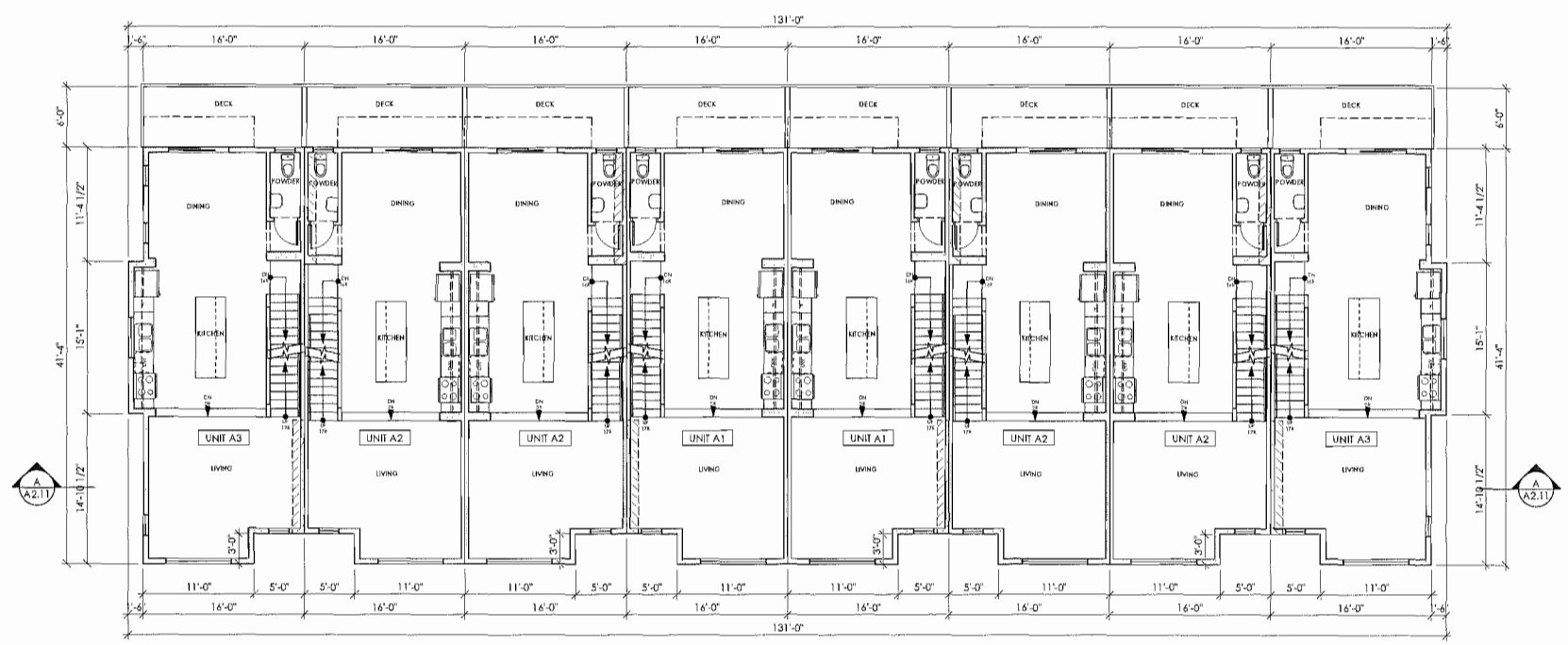
DP 11-617471

OCT 15 2014

Plan #15

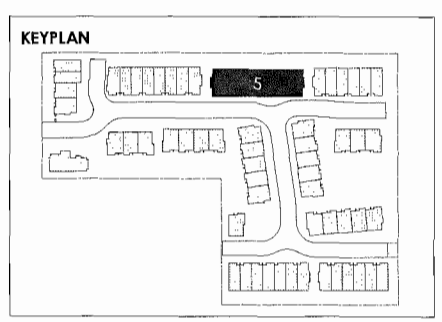


LEVEL 1 PLAN
BUILDING 5



LEVEL 2 PLAN
BUILDING 5

KEYPLAN



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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

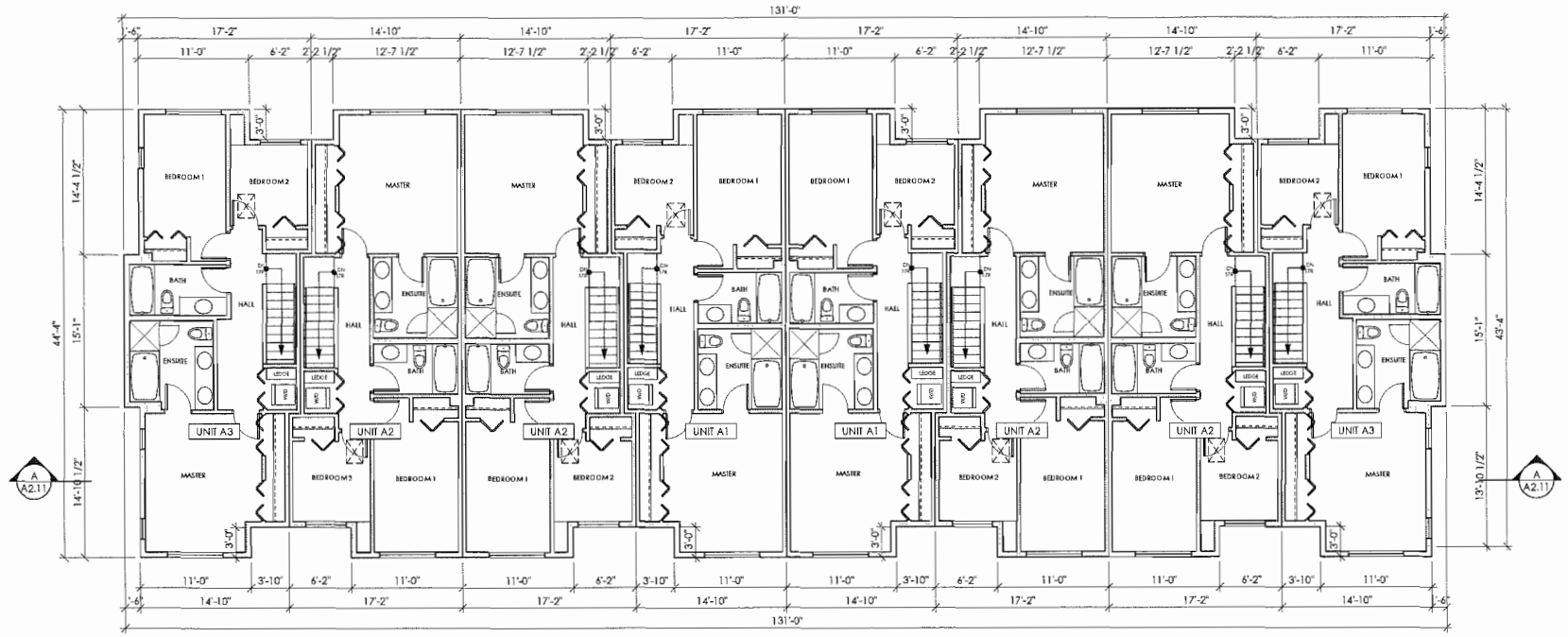
9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

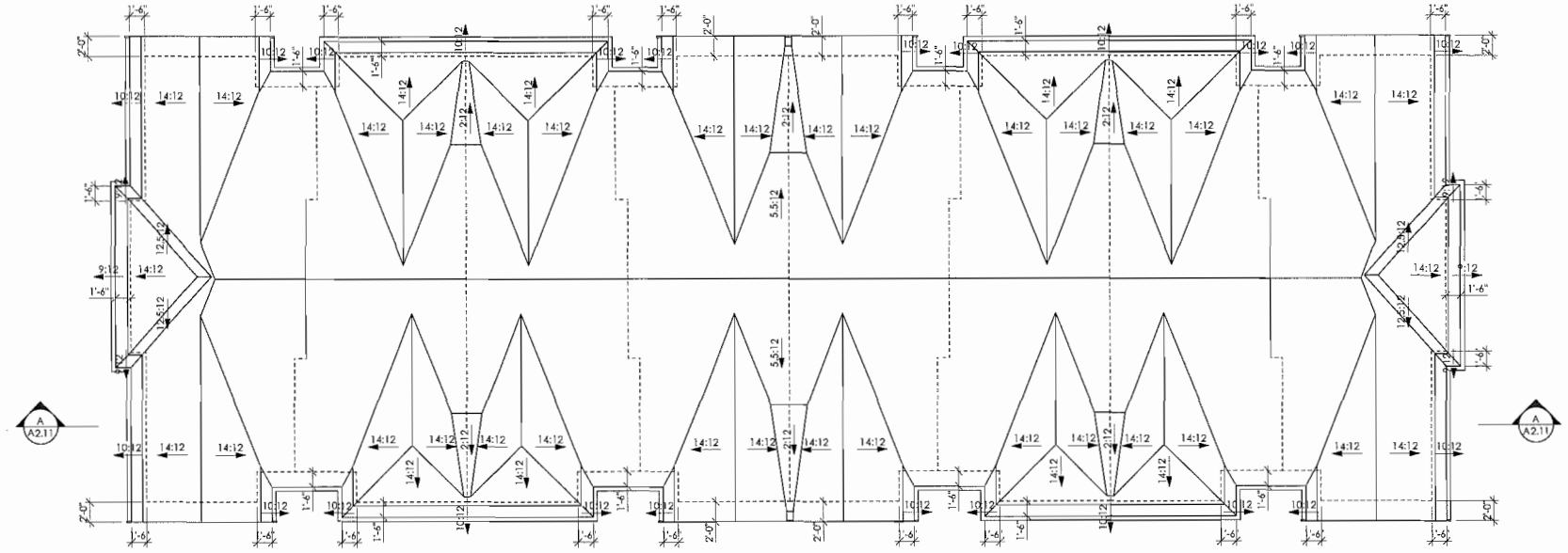
BUILDING 5
PLANS
(LEVEL 1 & 2)

SCALE	SHEET
1/8" = 1'-0"	A2.09
DATE JUNE 2013	

Plan #16
OCT 15 2014
DP 14-674411

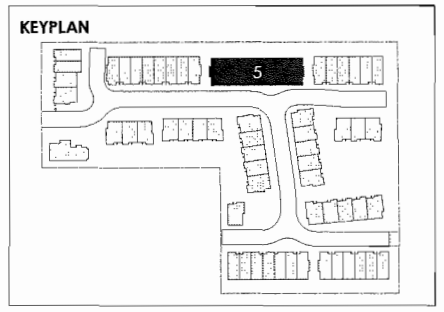


LEVEL 3 PLAN
BUILDING 5



ROOF PLAN
BUILDING 5

KEYPLAN



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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

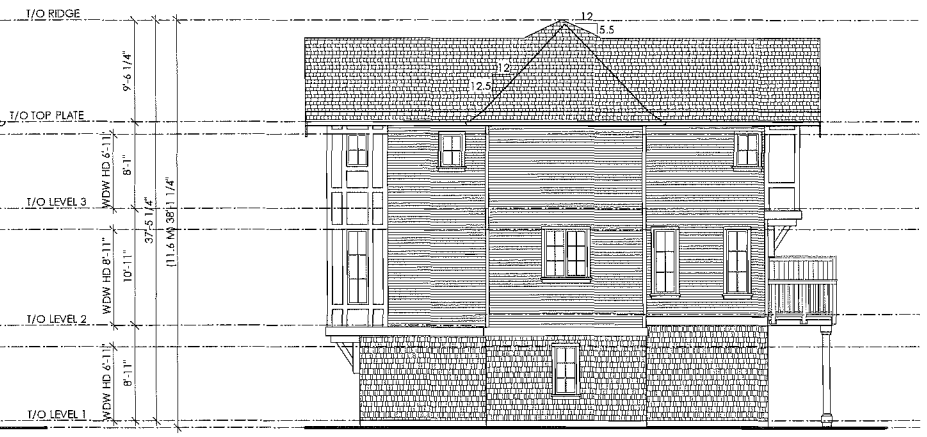
DRAWING

BUILDING 5
PLANS
(LEVEL 3 &
ROOF)

SCALE	SHEET
1/8" = 1'-0"	A2.10
DATE JUNE 2013	

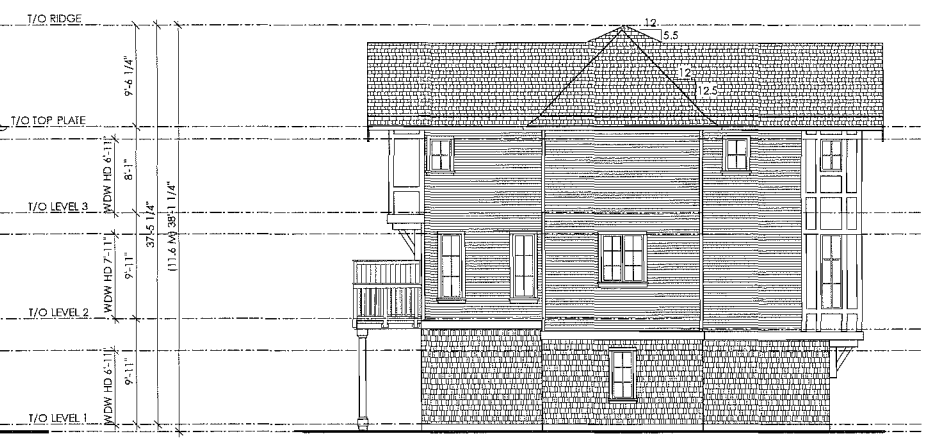
DP 14-667441
OCT 15 2014
Plan #17

FRONT ELEVATION
BUILDING 5

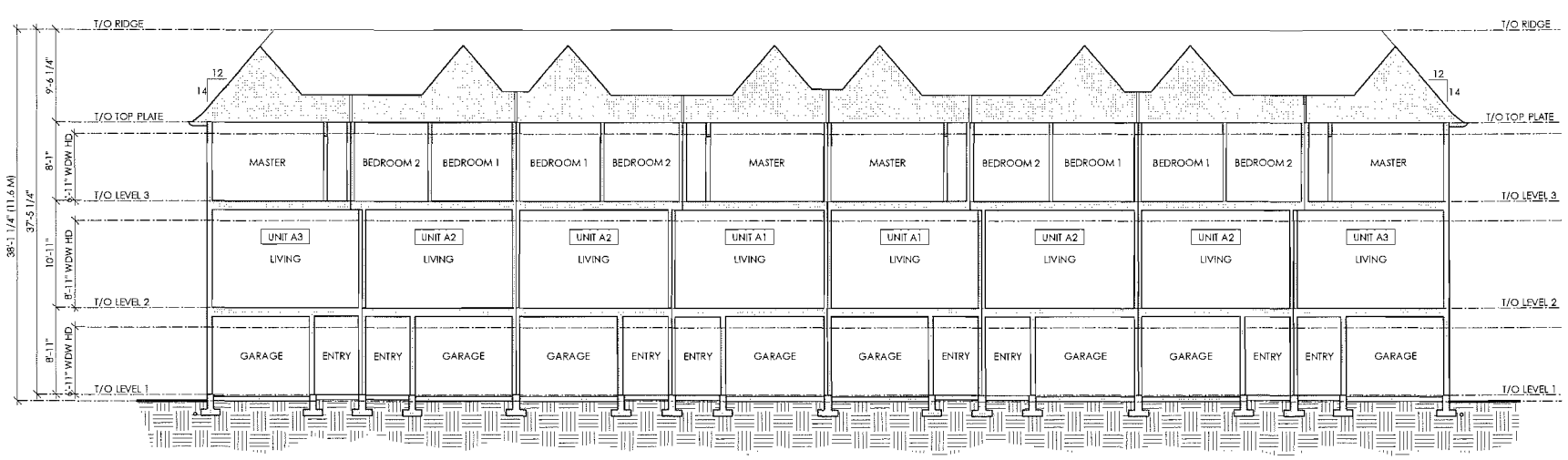


SIDE ELEVATION
BUILDING 5

REAR ELEVATION
BUILDING 5

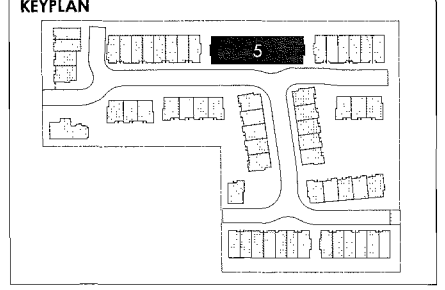


SIDE ELEVATION
BUILDING 5



SECTION A-A
BUILDING 5

KEYPLAN



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 3" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD BRACKETS
15. GABLE FINIAL
16. PAINTED WOOD DENTIL
17. WOOD CLAD PANEL POST
18. ALUMINUM RAILING
19. VERTICAL WOOD SLAT PRIVACY SCREEN
20. FAUX CHIMNEY
21. METAL CHIMNEY CAP
22. METAL SECURITY GATE
23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 5
ELEVATIONS

SCALE
1/8" = 1'-0"

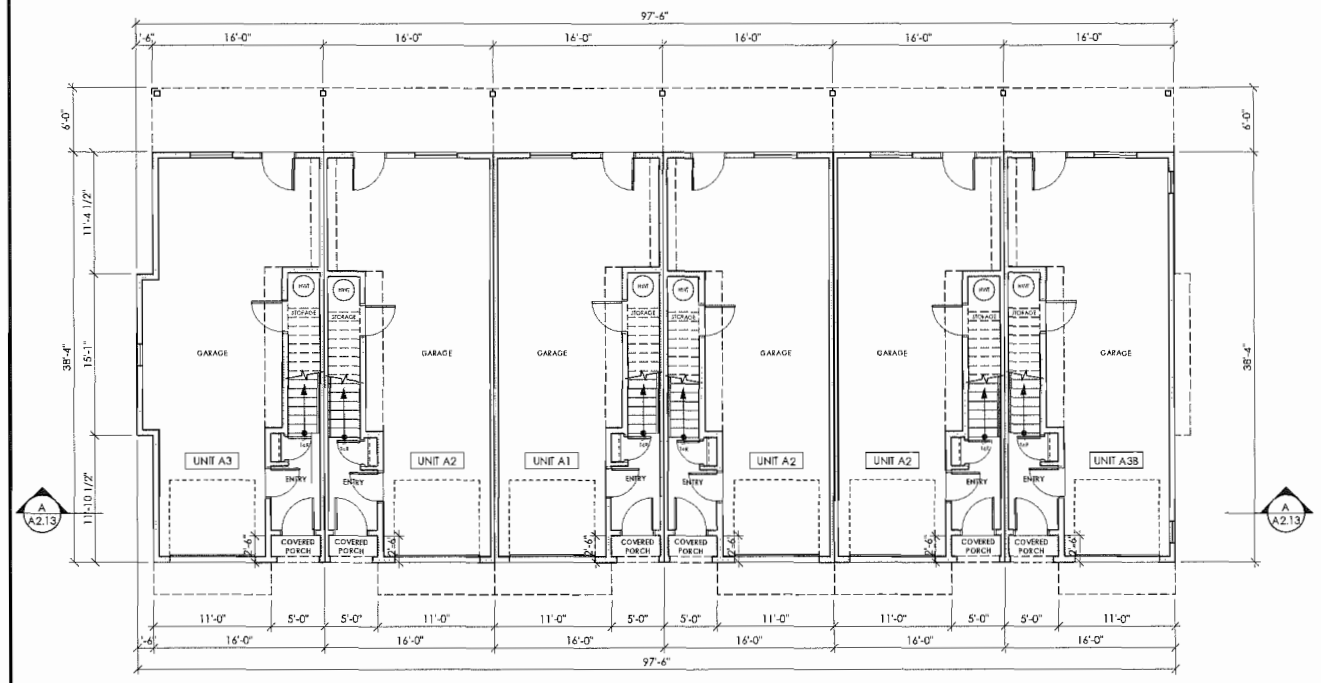
SHEET
A2.11

DATE
JUNE 2013

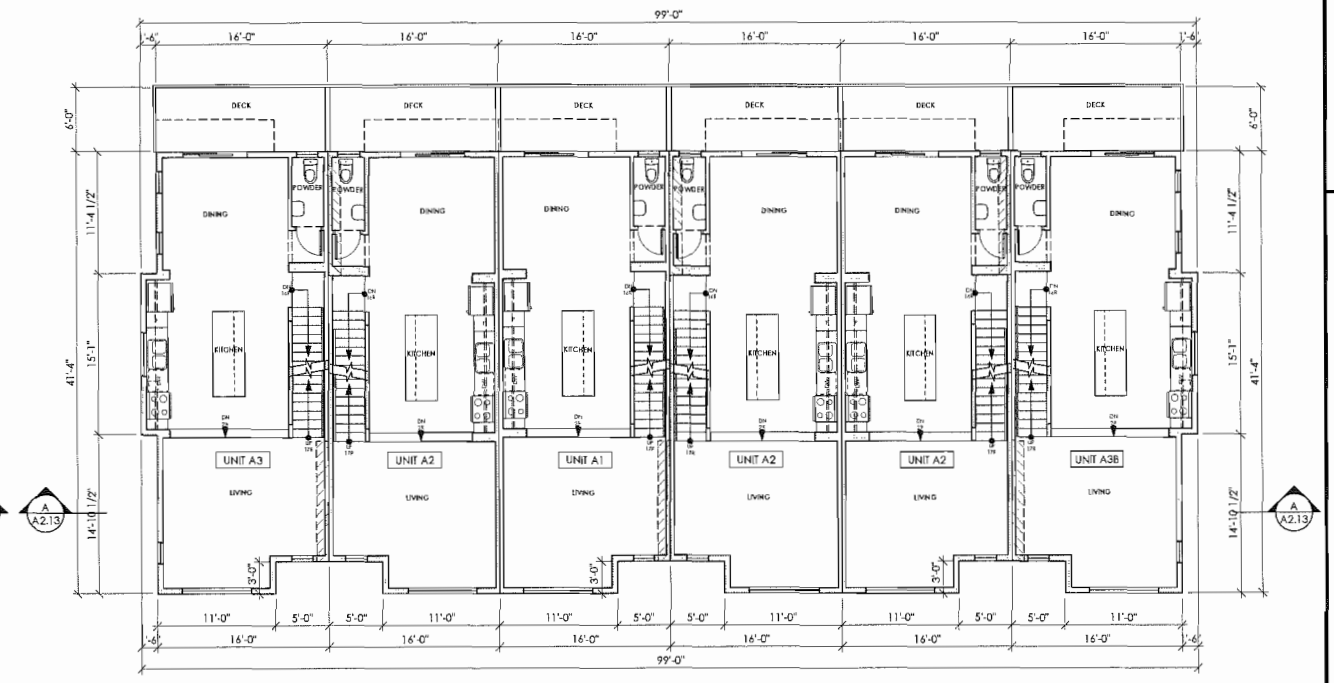
Plan #18

OCT 15 2014

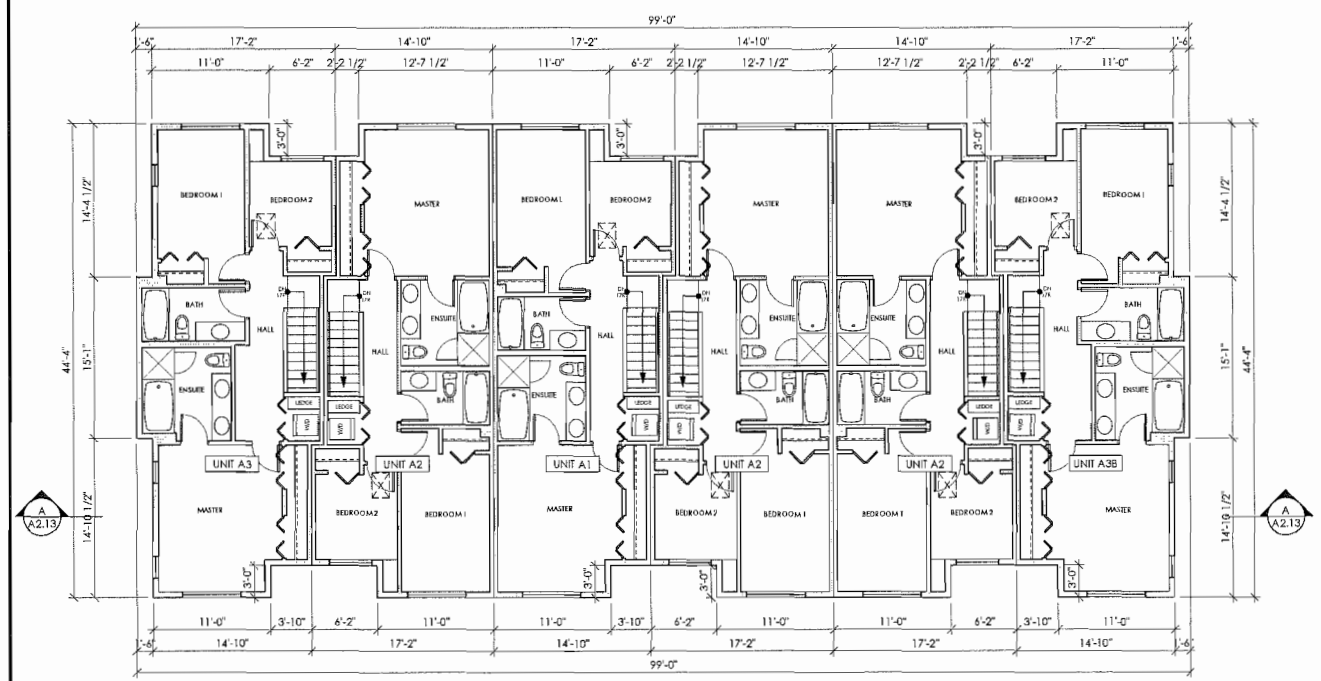
DP 14-667441



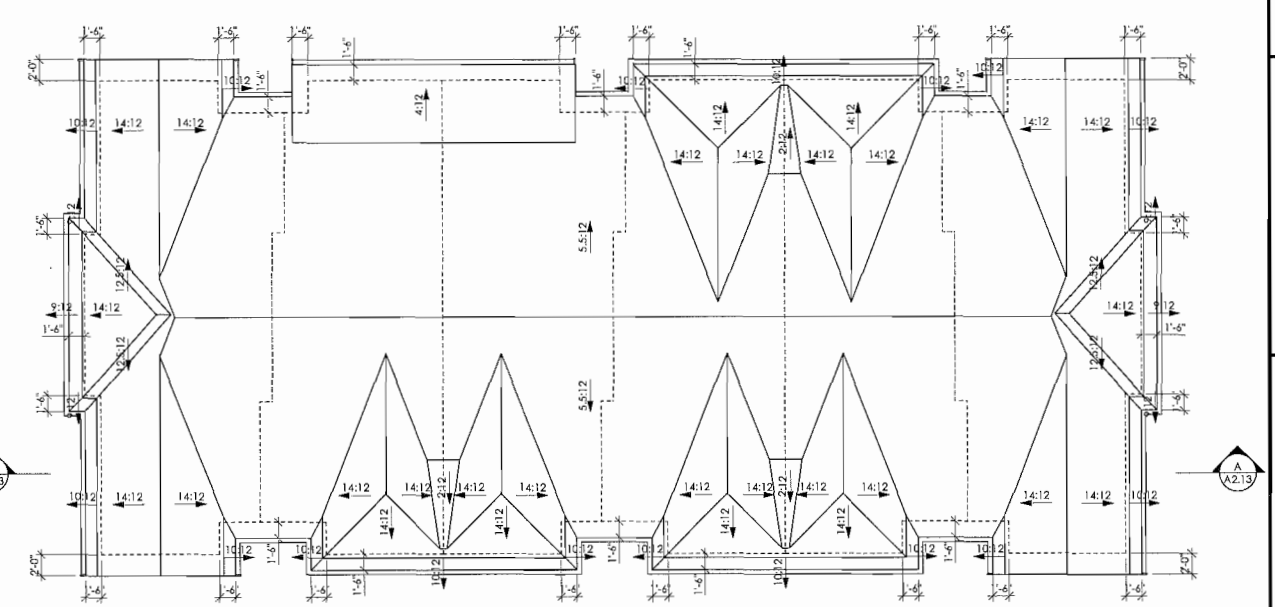
LEVEL 1 PLAN
BUILDING 6



LEVEL 2 PLAN
BUILDING 6

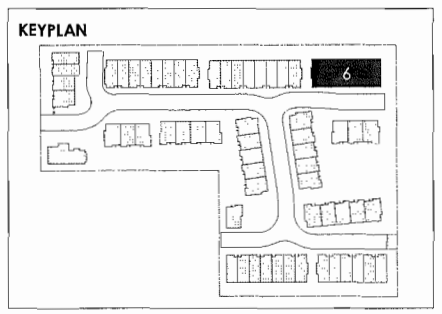


LEVEL 3 PLAN
BUILDING 6



ROOF LEVEL PLAN
BUILDING 6

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 6
PLANS

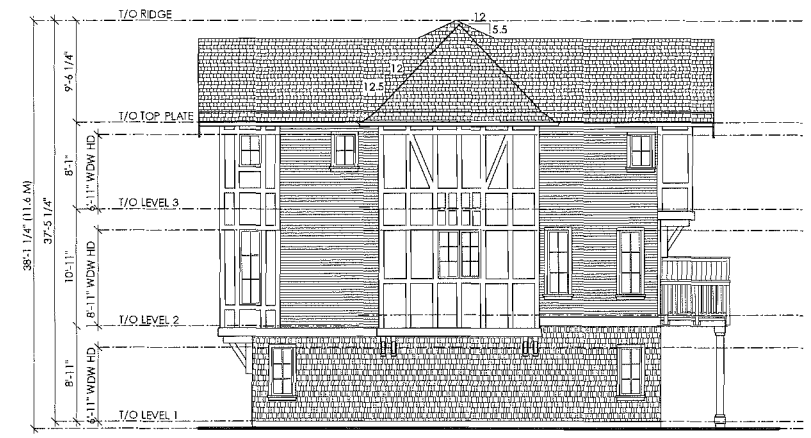
SCALE	SHEET
1/8" = 1'-0"	A2.12
DATE JUNE 2013	

Plan #19

OCT 1 5 2014

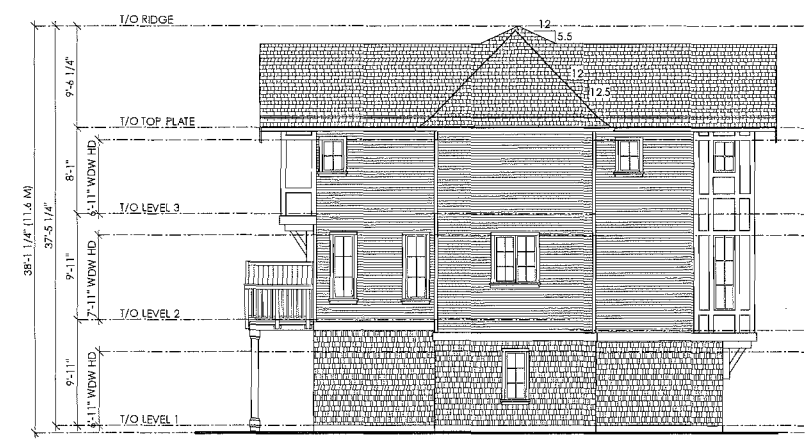
DP 14-667441

FRONT ELEVATION
BUILDING 6

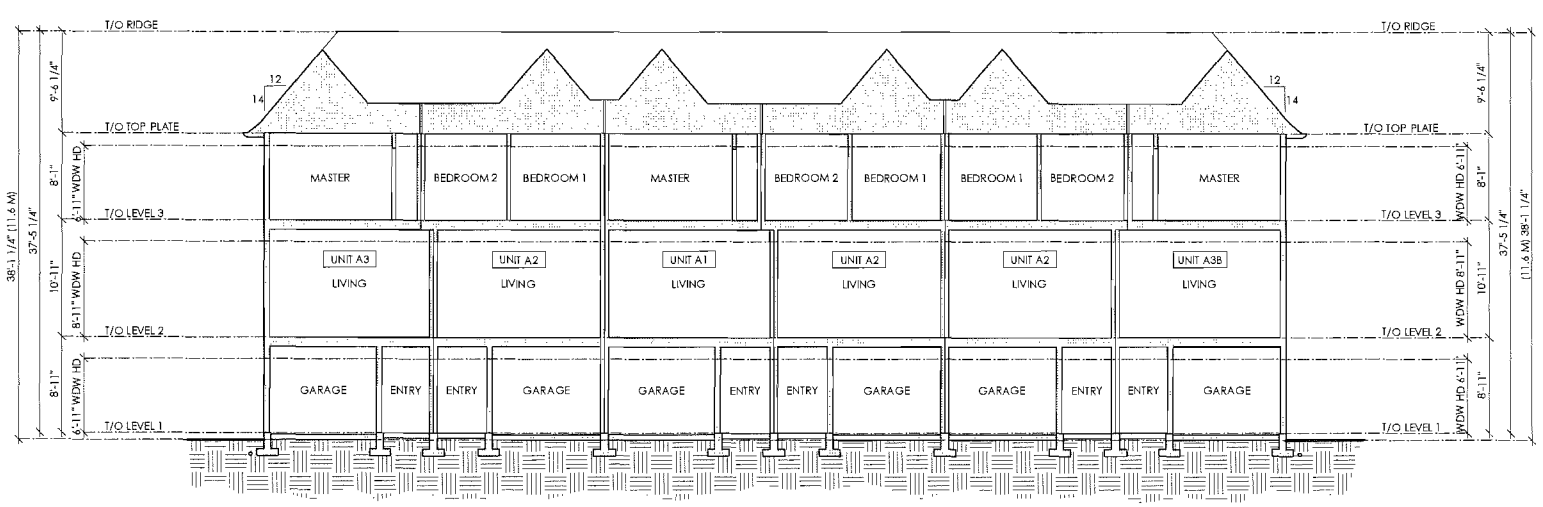


SIDE ELEVATION
BUILDING 6

REAR ELEVATION
BUILDING 6

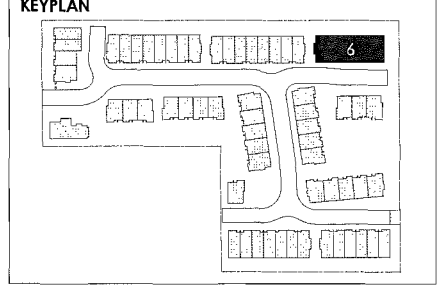


SIDE ELEVATION
BUILDING 6



SECTION A-A
BUILDING 6

KEYPLAN



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 5" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
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23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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REISSUED FOR DP (SITE PLAN ONLY)	JUNE 17, 2014
REISSUED FOR A.D.P.	JUNE 30, 2014
REISSUED FOR A.D.P.	JULY 14, 2014
ISSUED FOR COORDINATION	AUG. 6, 2014
ISSUED FOR BUILDING PERMIT	AUG. 13, 2014
ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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TEL 871 4181

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1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 6
ELEVATIONS

SCALE 1/8" = 1'-0"

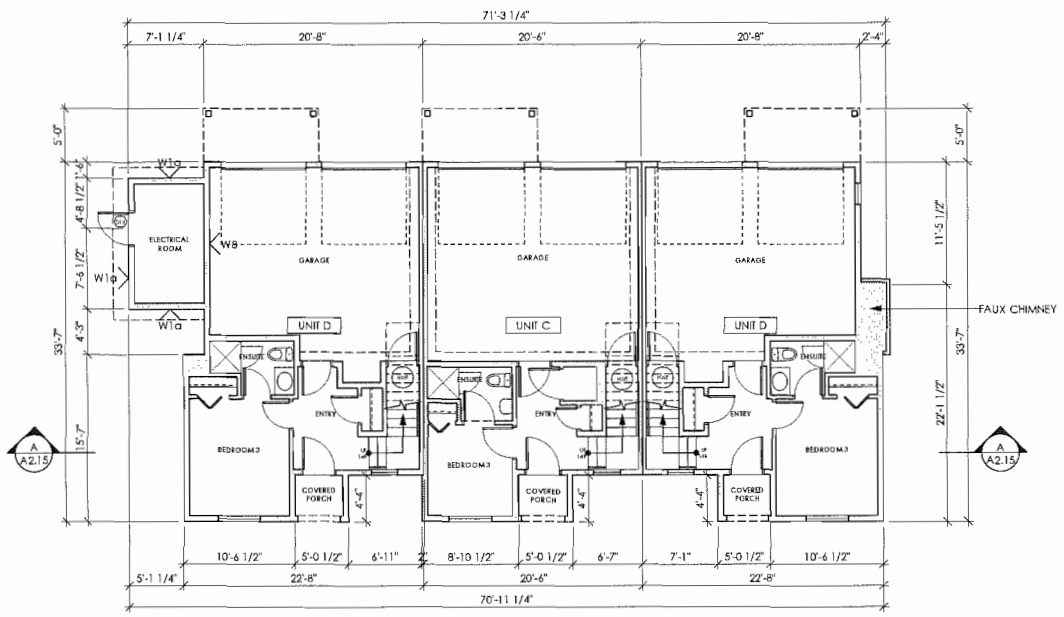
DATE JUNE 2013

SHEET A2.13

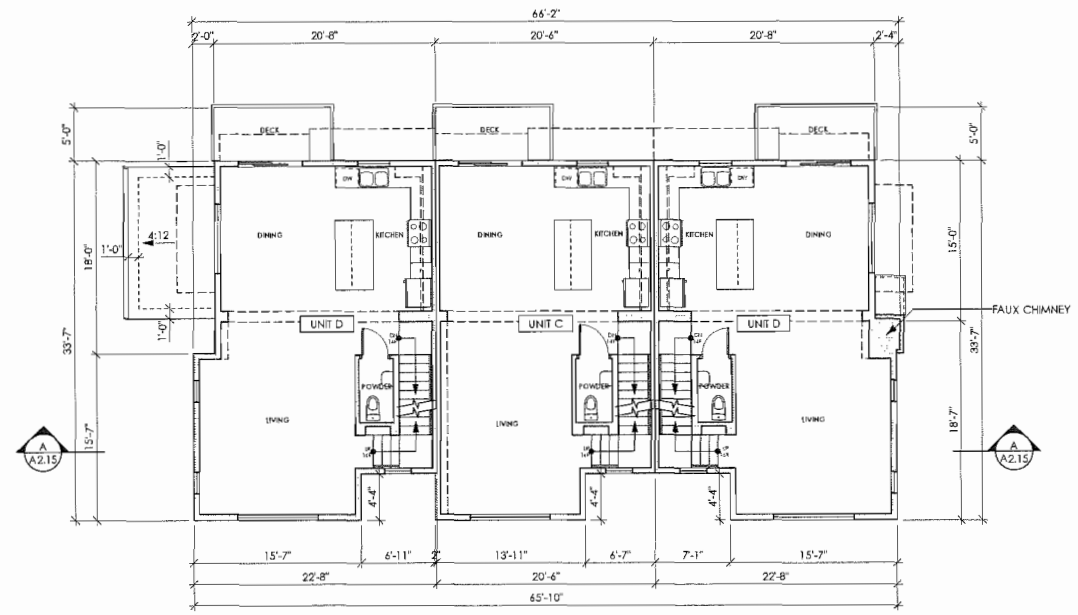
Plan #20

OCT 15 2014

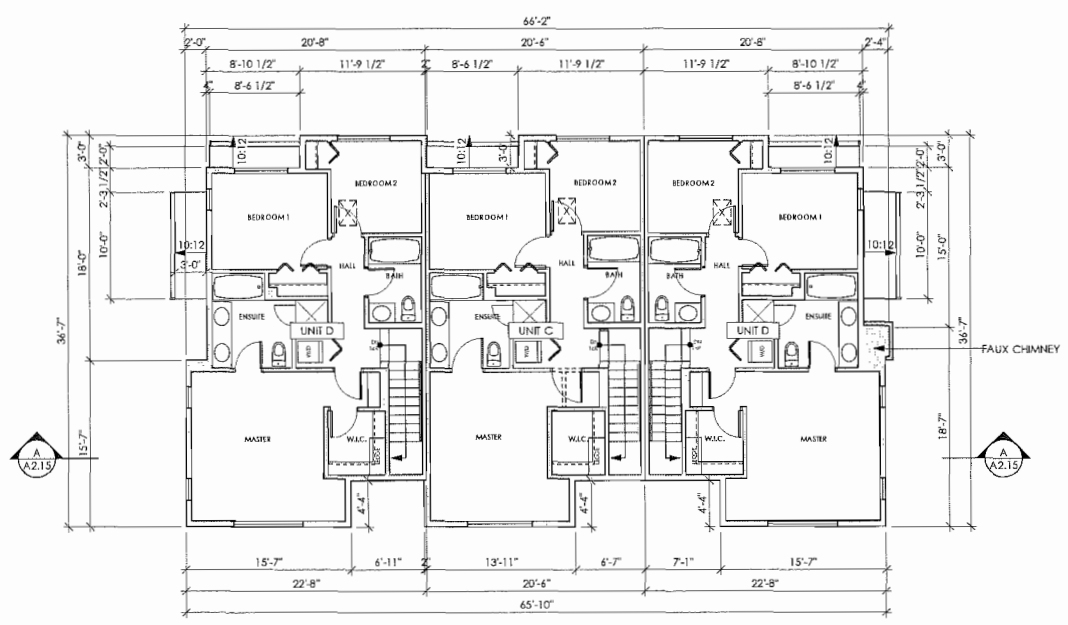
DP 14-677411



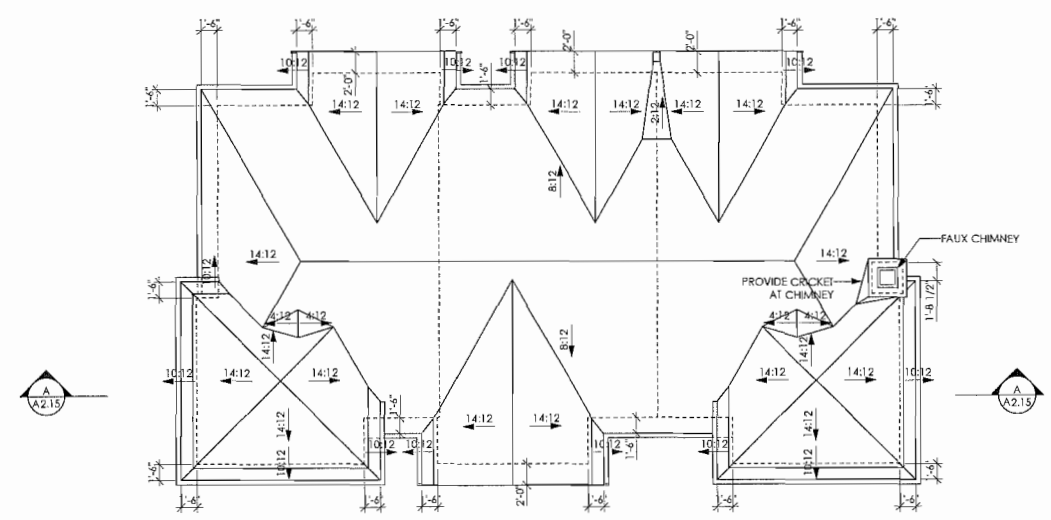
LEVEL 1 PLAN
BUILDING 7



LEVEL 2 PLAN
BUILDING 7

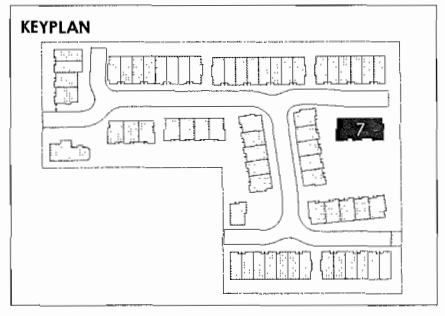


LEVEL 3 PLAN
BUILDING 7



ROOF LEVEL PLAN
BUILDING 7

KEYPLAN



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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

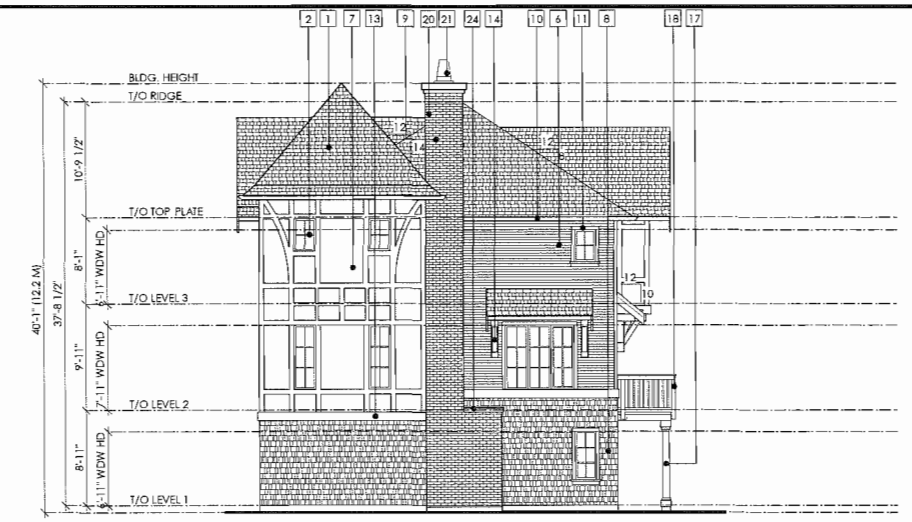
DRAWING

BUILDING 7
PLANS

SCALE	SHEET
1/8" = 1'-0"	A2.14
DATE JUNE 2013	

OCT 15 2014
Plan #21
DP 14-667441

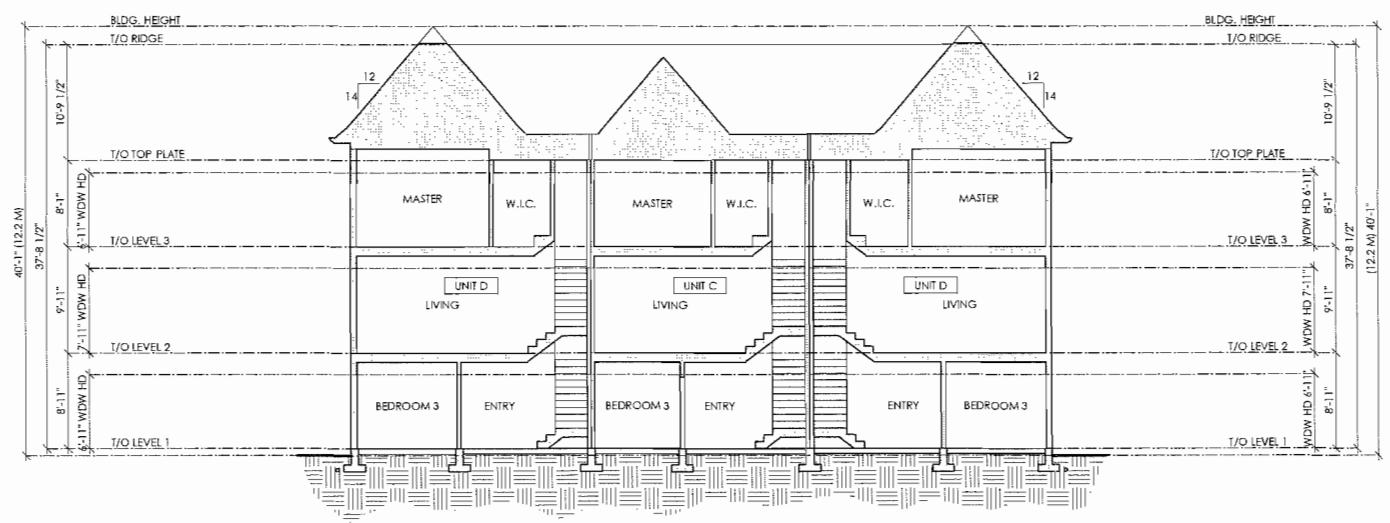
FRONT ELEVATION
BUILDING 7



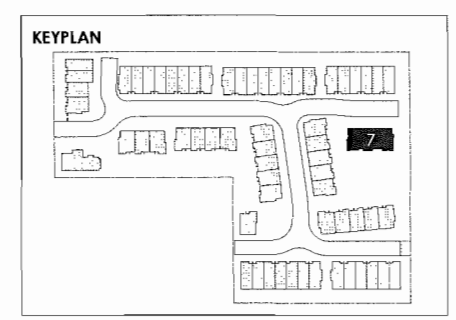
SIDE ELEVATION
BUILDING 7

REAR ELEVATION
BUILDING 7

SIDE ELEVATION
BUILDING 7



SECTION A-A
BUILDING 6



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 3" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD BRACKETS
15. GABLE FINIAL
16. PAINTED WOOD DENTIL
17. WOOD CLAD PANEL POST
18. ALUMINUM RAILING
19. VERTICAL WOOD SLAT PRIVACY SCREEN
20. FAUX CHIMNEY
21. METAL CHIMNEY CAP
22. METAL SECURITY GATE
23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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ISSUED FOR BUILDING PERMIT	AUG. 13, 2014
ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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Fax 685-0376 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 7
ELEVATIONS

SCALE 1/8" = 1'-0"

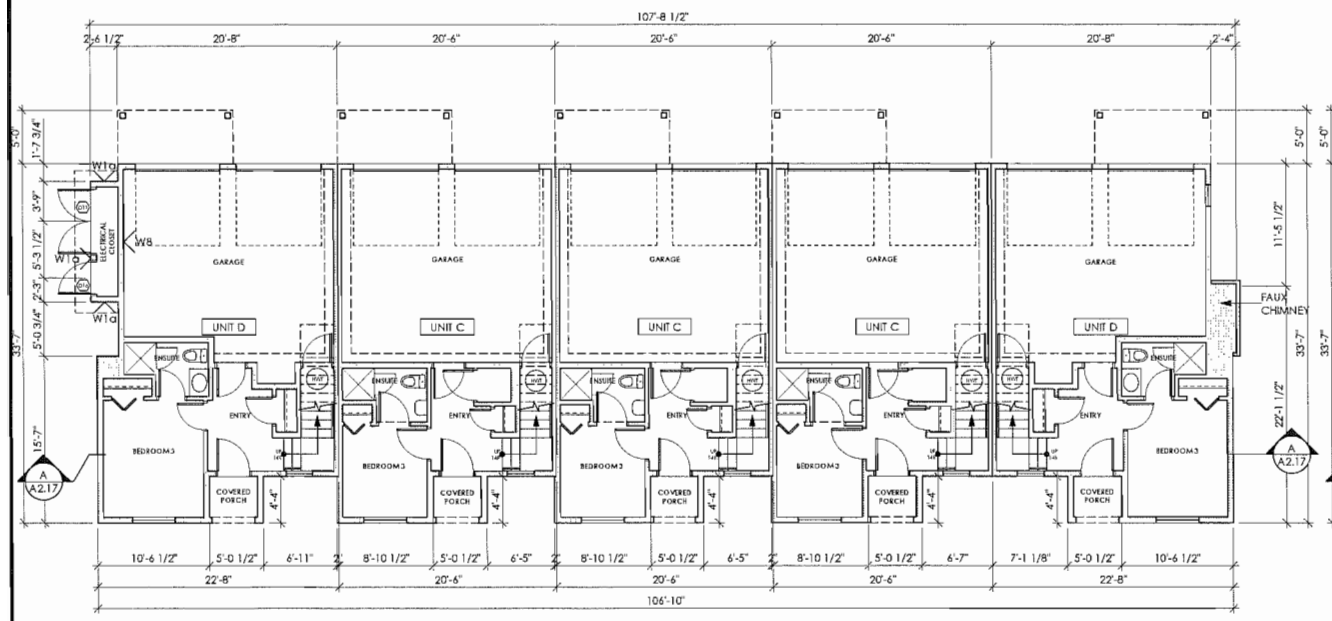
DATE JUNE 2013

SHEET A2.15

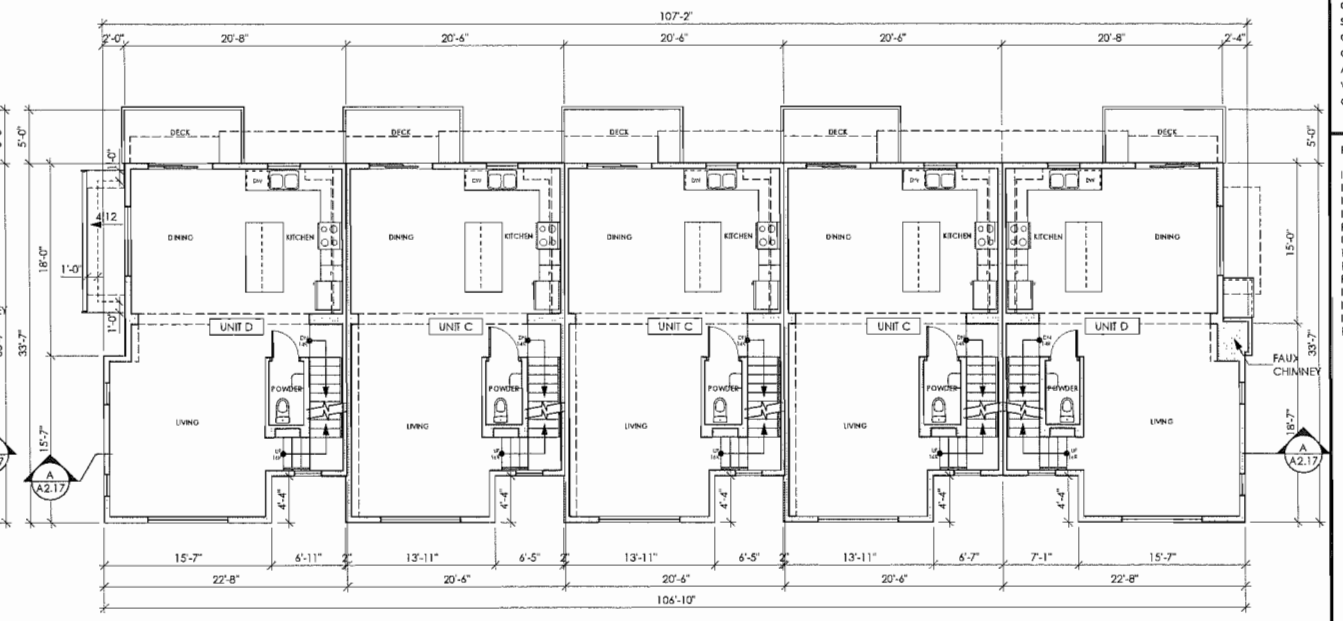
Plan # 82

OCT 15 2014

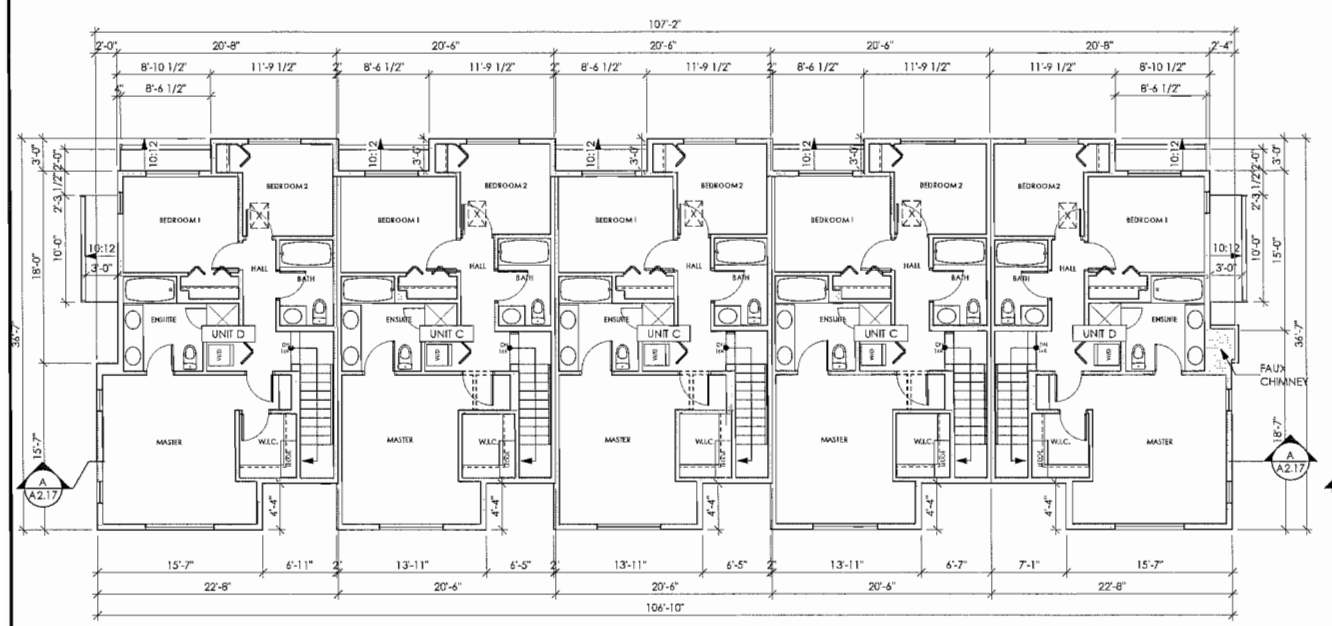
14-679-441



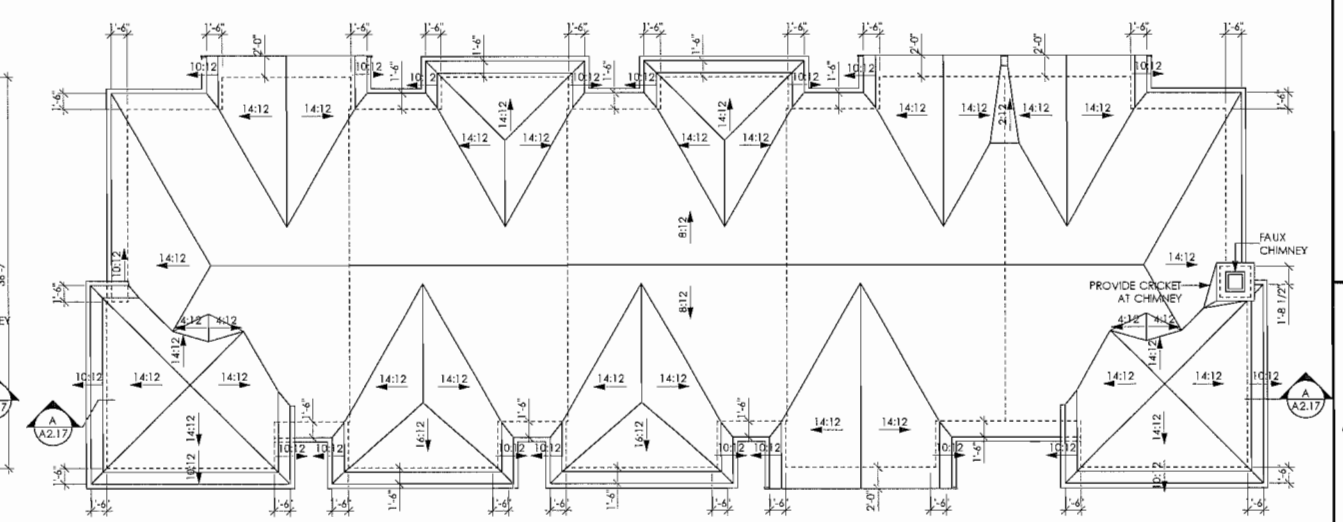
LEVEL 1 PLAN
BUILDING 8



LEVEL 2 PLAN
BUILDING 8

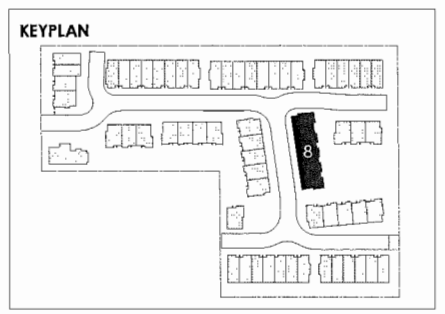


LEVEL 3 PLAN
BUILDING 8



ROOF LEVEL PLAN
BUILDING 8

KEYPLAN



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REISSUED FOR A.D.P.	JUNE 30, 2014
REISSUED FOR A.D.P.	JULY 14, 2014
ISSUED FOR COORDINATION	AUG. 8, 2014
ISSUED FOR BUILDING PERMIT	AUG. 13, 2014
ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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PROJECT
JAYDEN MEWS
9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING
BUILDING 8
PLANS

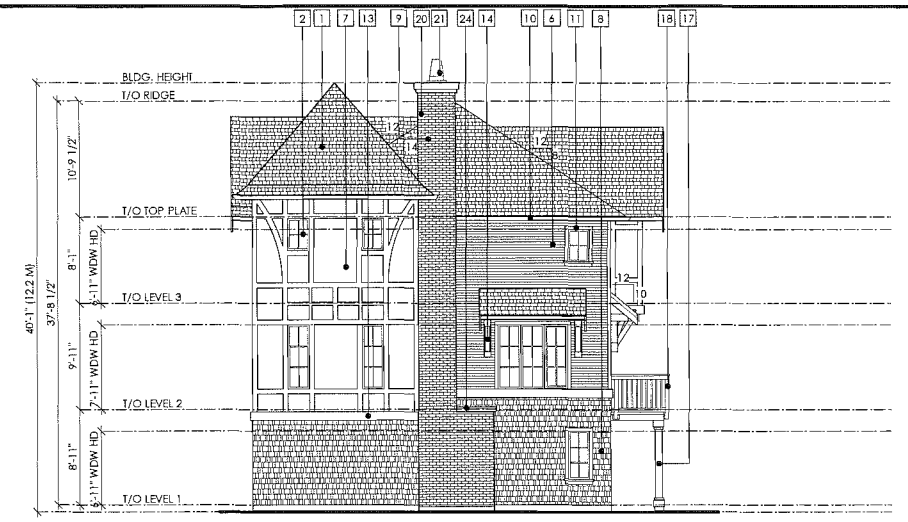
SCALE 1/8" = 1'-0"
DATE JUNE 2013
SHEET A2.16

Plan #23

OCT 15 2014

DP 14-667441

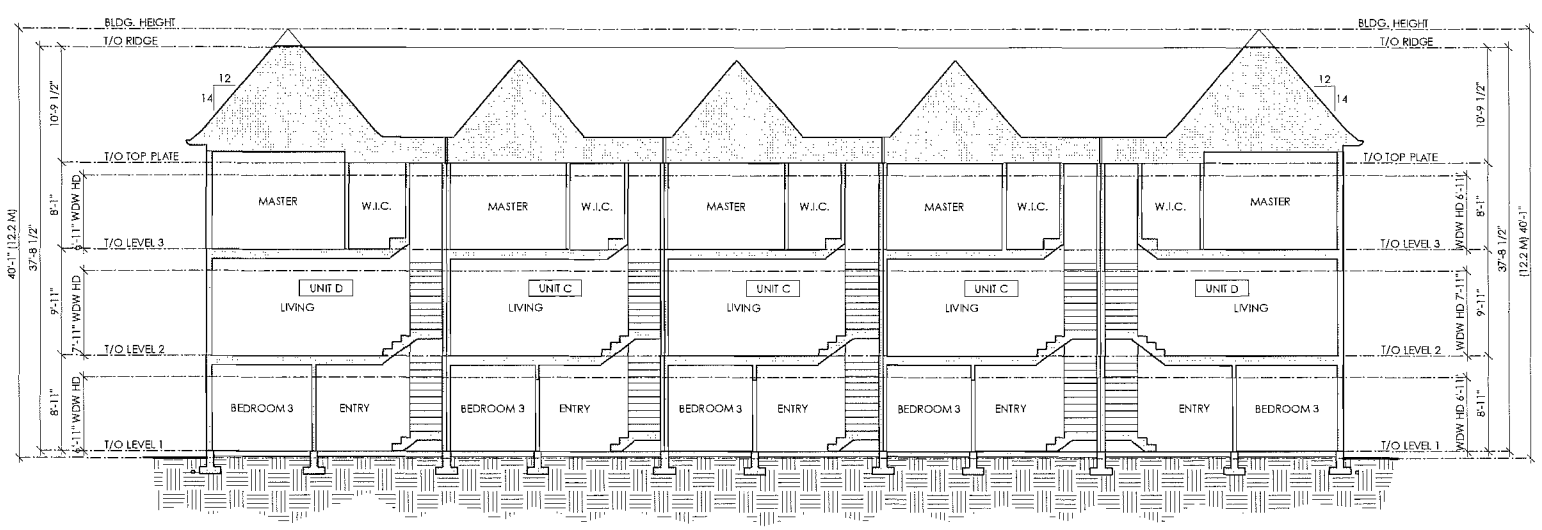
FRONT ELEVATION
BUILDING 8



SIDE ELEVATION
BUILDING 8

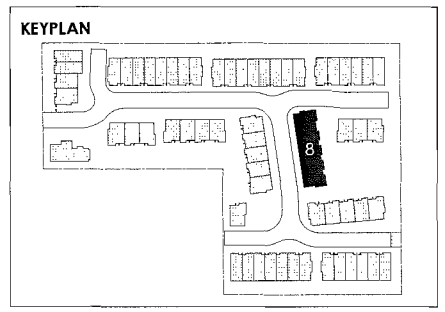
REAR ELEVATION
BUILDING 8

SIDE ELEVATION
BUILDING 8



SECTION A-A
BUILDING 8

KEYPLAN



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 8" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD BRACKETS
15. GABLE FINIAL
16. PAINTED WOOD DENTIL
17. WOOD CLAD PANEL POST
18. ALUMINUM RAILING
19. VERTICAL WOOD SLAT PRIVACY SCREEN
20. FAUX CHIMNEY
21. METAL CHIMNEY CAP
22. METAL SECURITY GATE
23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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ISSUED FOR A.D.P.	APR. 28, 2014
REISSUED FOR D.P. (SITE PLAN ONLY)	JUNE 17, 2014
REISSUED FOR A.D.P.	JUNE 30, 2014
REISSUED FOR A.D.P.	JULY 14, 2014
ISSUED FOR COORDINATION	AUG. 8, 2014
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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

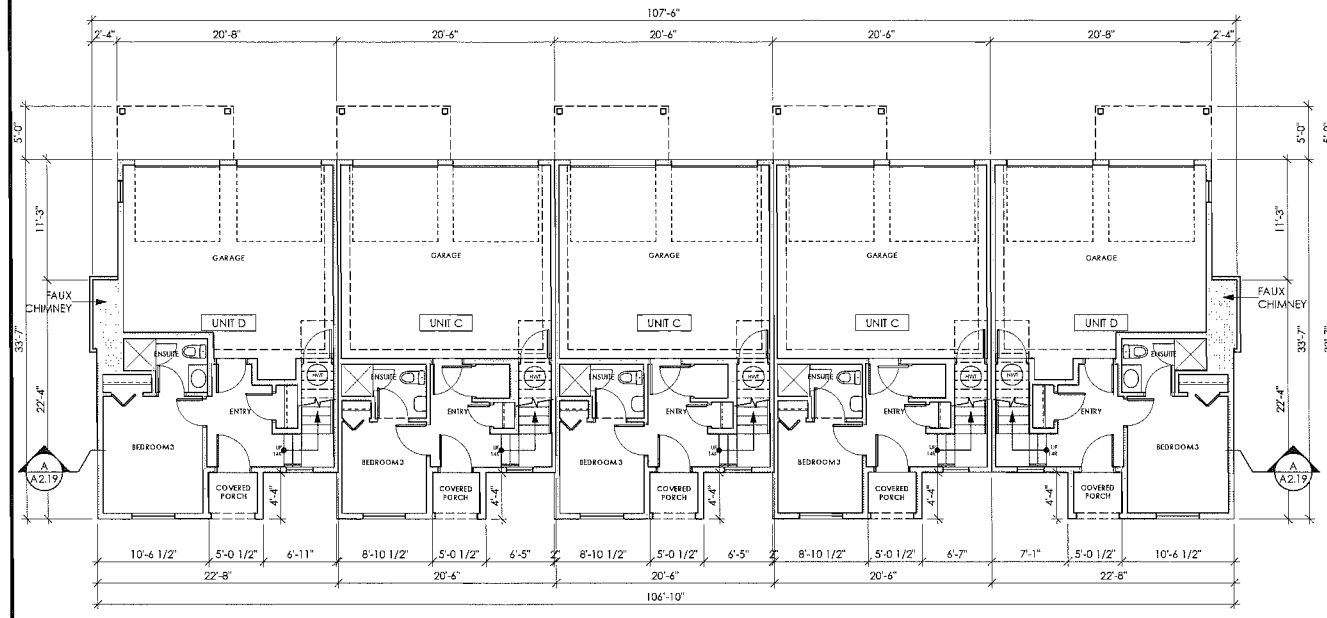
BUILDING 8
ELEVATIONS

SCALE: 1/8" = 1'-0"

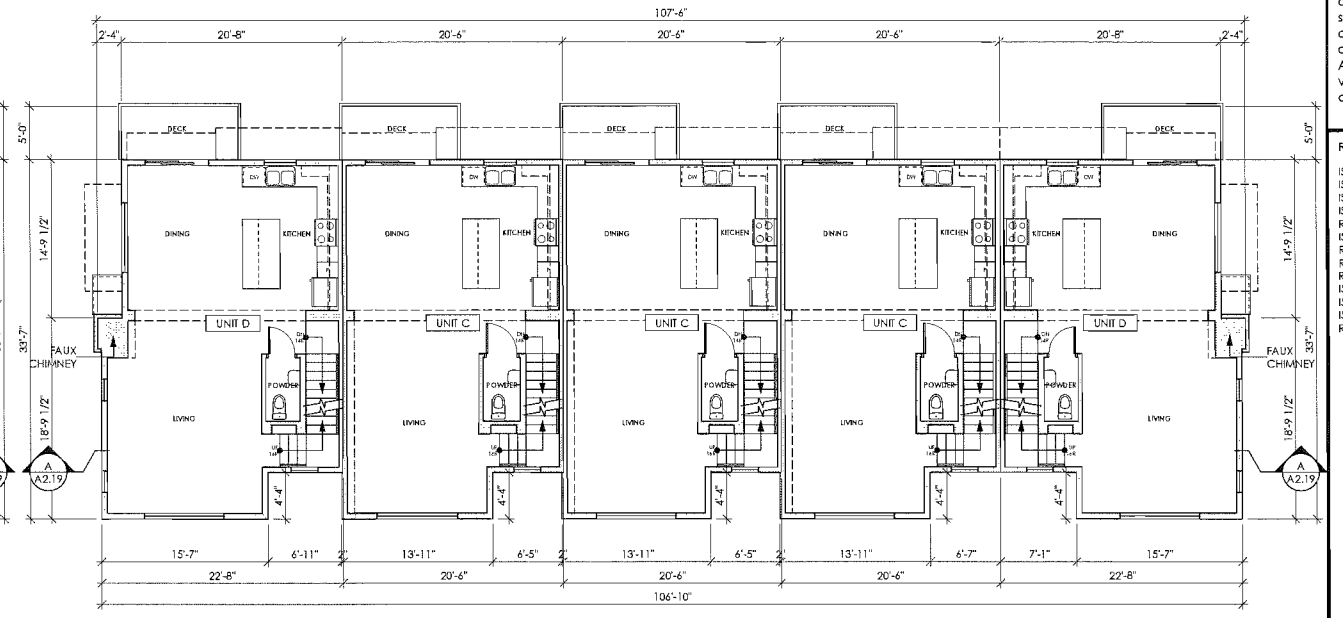
DATE: JUNE 2013

SHEET: A2.17

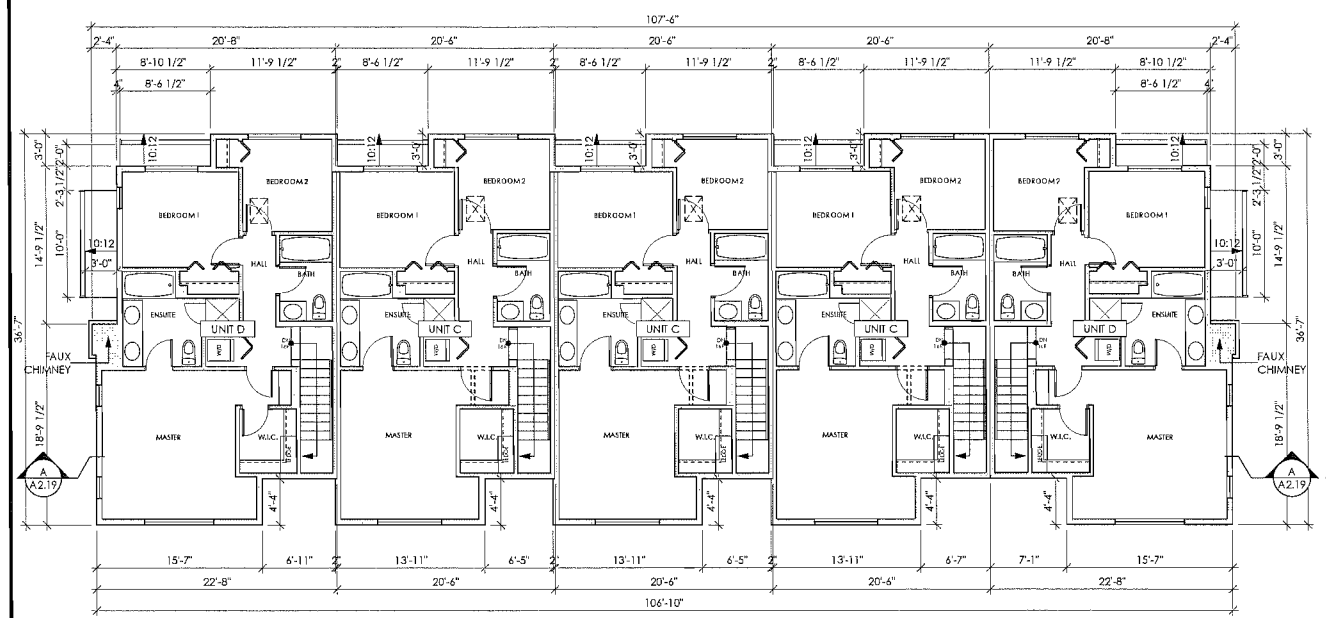
Plan #24
OCT 15 2014
DP 14-667441



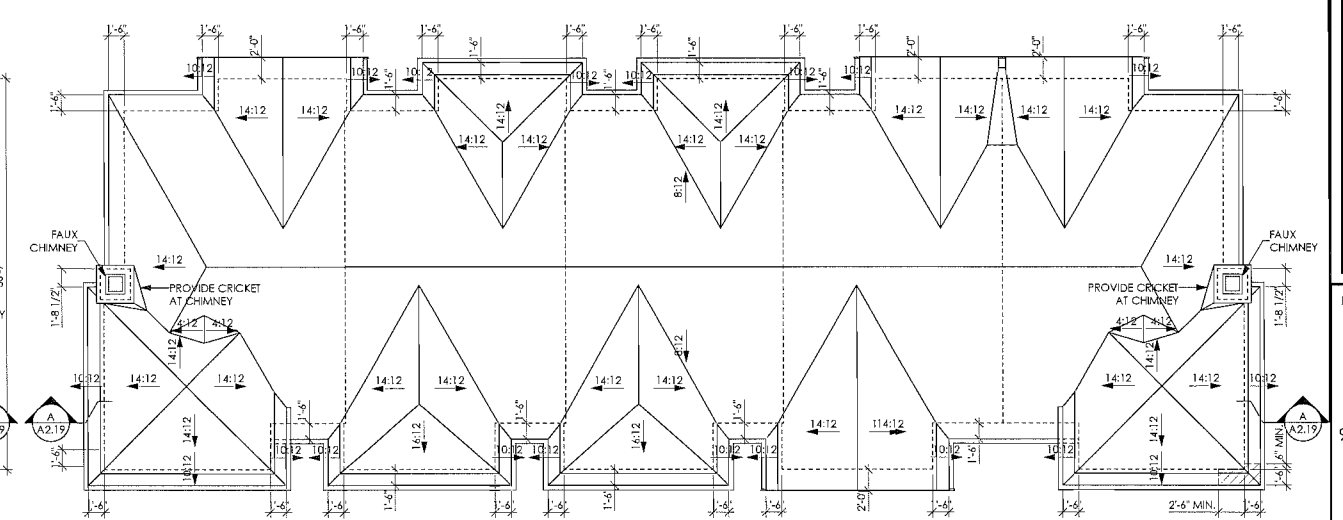
LEVEL 1 PLAN
BUILDING 9



LEVEL 2 PLAN
BUILDING 9

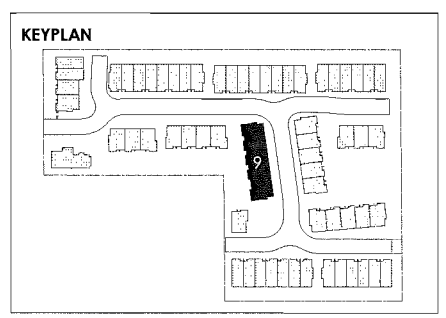


LEVEL 3 PLAN
BUILDING 9



ROOF LEVEL PLAN
BUILDING 9

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 9
PLANS

SCALE 1/8" = 1'-0"

DATE JUNE 2013

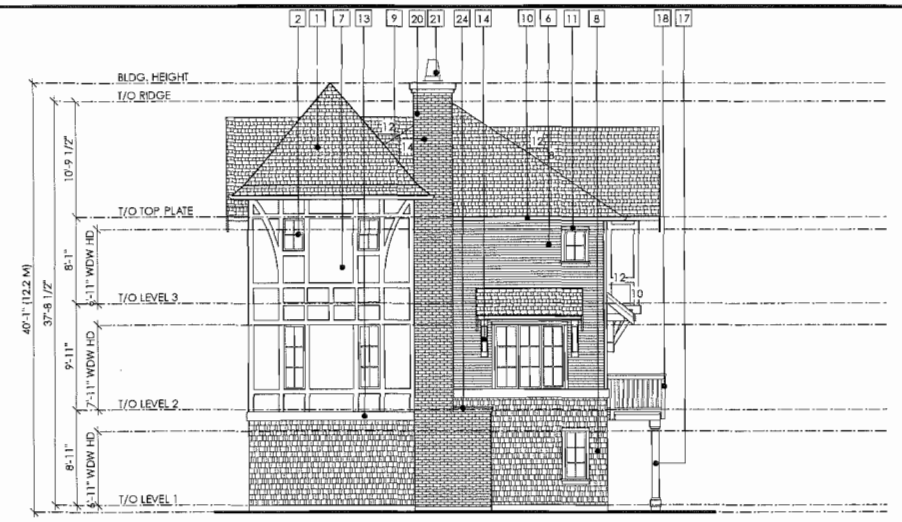
SHEET A2.18

Plan #25

OCT 15 2014

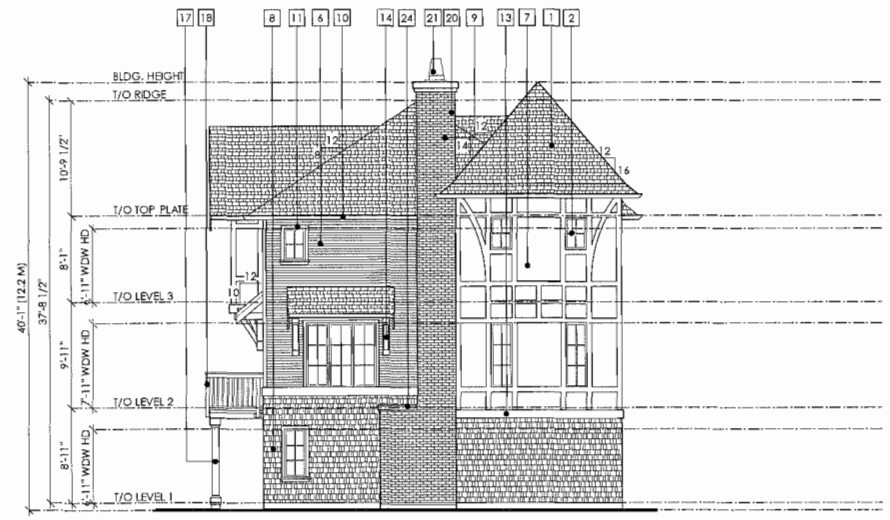
DP 14-667441

FRONT ELEVATION
BUILDING 9

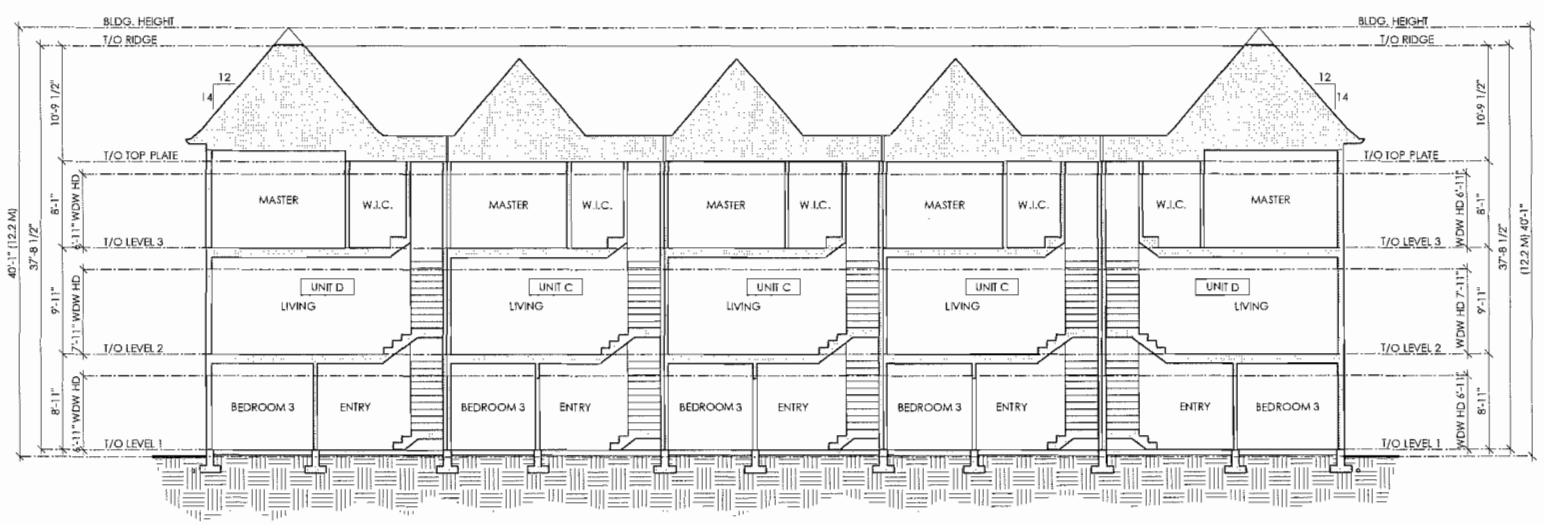


SIDE ELEVATION
BUILDING 9

REAR ELEVATION
BUILDING 9



SIDE ELEVATION
BUILDING 9



SECTION A-A
BUILDING 9

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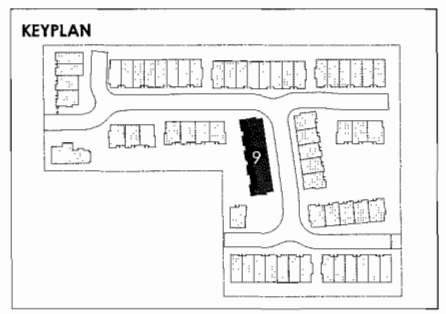
TEL 871 4181

FORMWERKS ARCHITECTURAL
1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

KEYPLAN



FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 PAINTED HARDIE SHINGLE	14 PAINTED WOOD BRACKETS	20 FAUX CHIMNEY
3 INSULATED METAL PANEL DOOR	9 BRICK SIDING	15 GABLE FINIAL	21 METAL CHIMNEY CAP
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 PREFINISHED METAL FASCIA GUTTER	16 PAINTED WOOD DENTIL	22 METAL SECURITY GATE
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PAINTED WOOD TRIM	17 WOOD CLAD PANEL POST	23 WOOD PLANT SHELF
6 3" EXPOSURE HORIZONTAL VINYL SIDING	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 ALUMINUM RAILING	24 CONCRETE CAP
			25 6" EXPOSURE FIBRE CEMENT PLANK SIDING

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

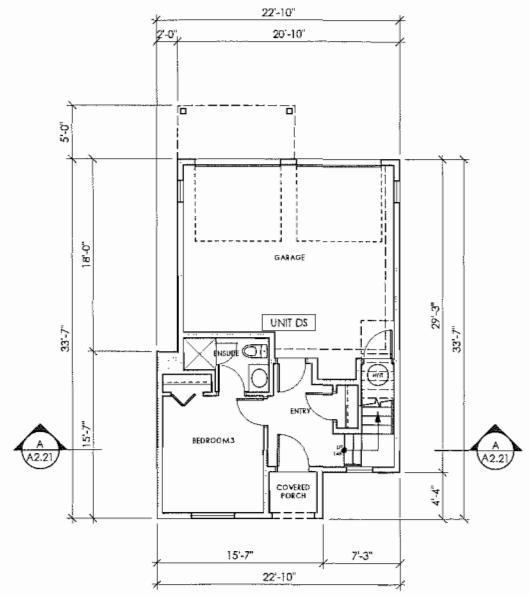
BUILDING 9
ELEVATIONS

SCALE	SHEET
1/8" = 1'-0"	A2.19
DATE: JUNE 2013	

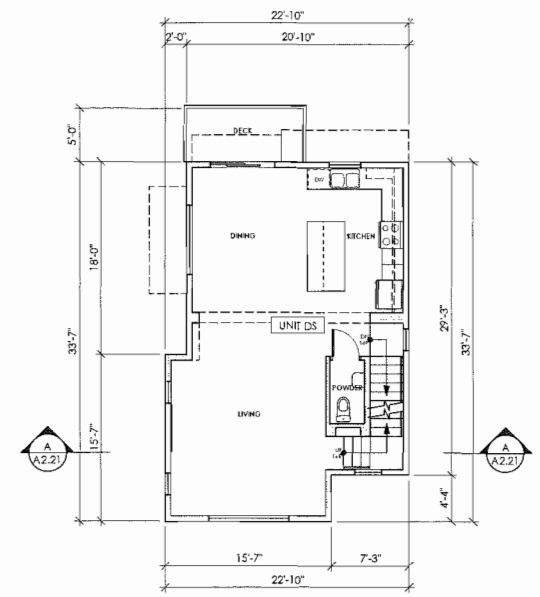
Plan #26

OCT 15 2014

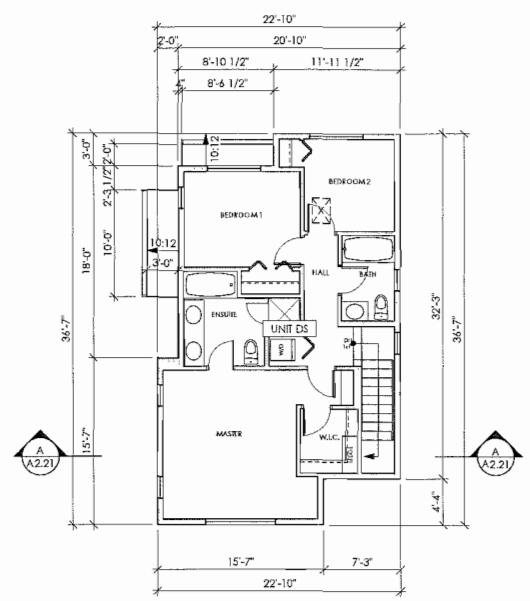
DP 14-667441



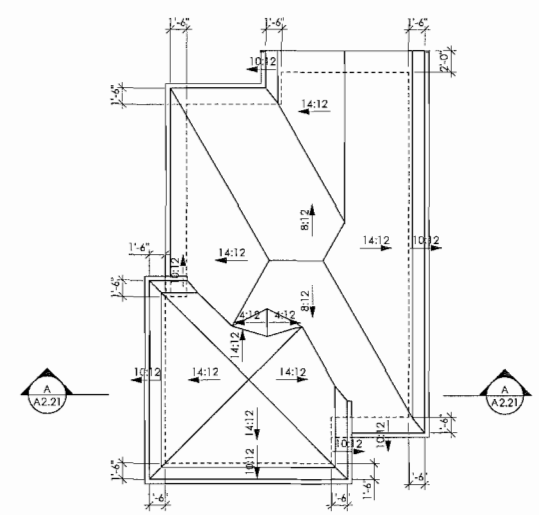
LEVEL 1 PLAN
BUILDING 10



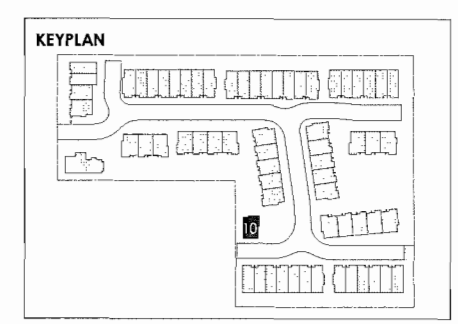
LEVEL 2 PLAN
BUILDING 10



LEVEL 3 PLAN
BUILDING 10



ROOF LEVEL PLAN
BUILDING 10



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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

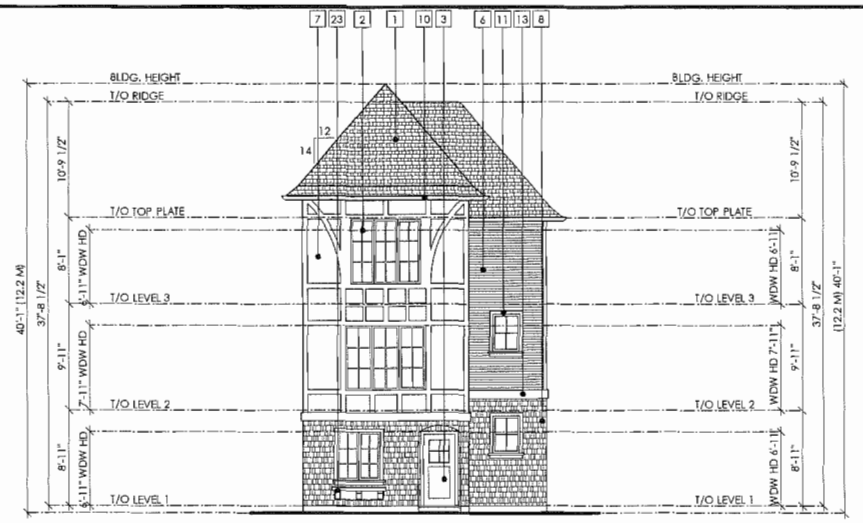
9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

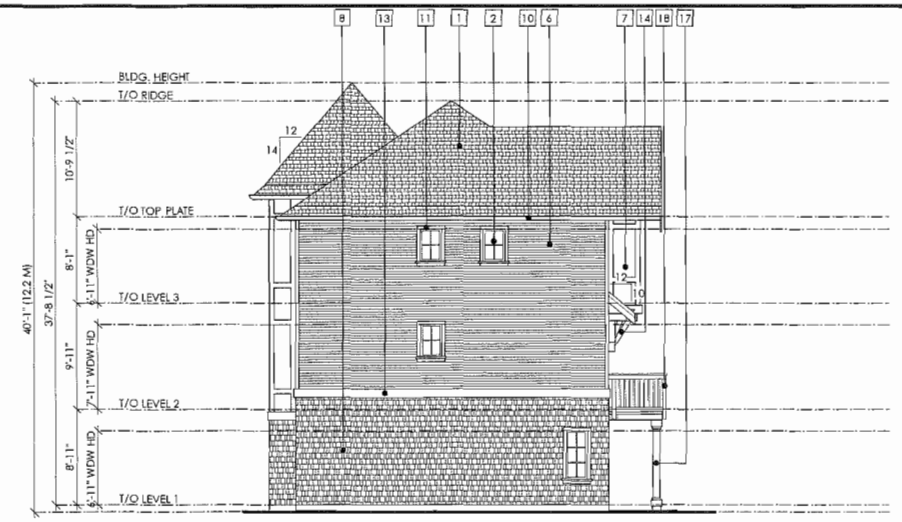
BUILDING 10
PLANS

SCALE	SHEET
1/8" = 1'-0"	A2.20
DATE JUNE 2013	

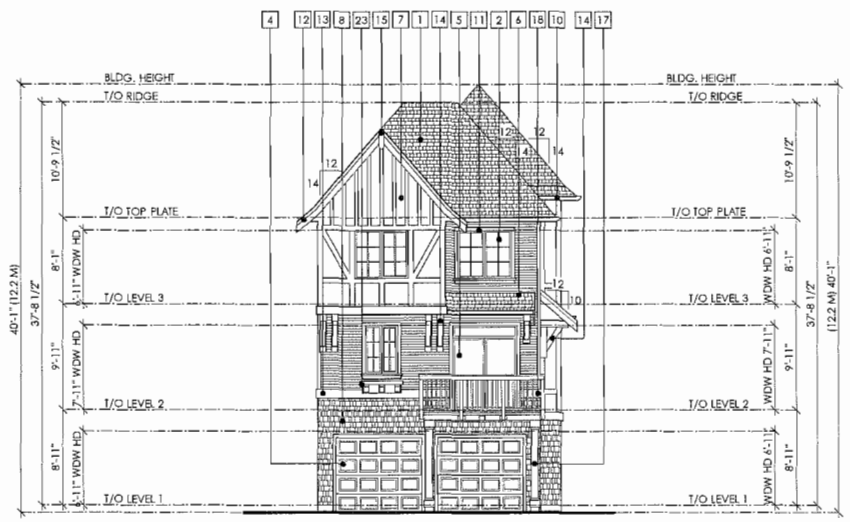
Plan #27
OCT 15 2014
DP 14-679741



FRONT ELEVATION
BUILDING 10

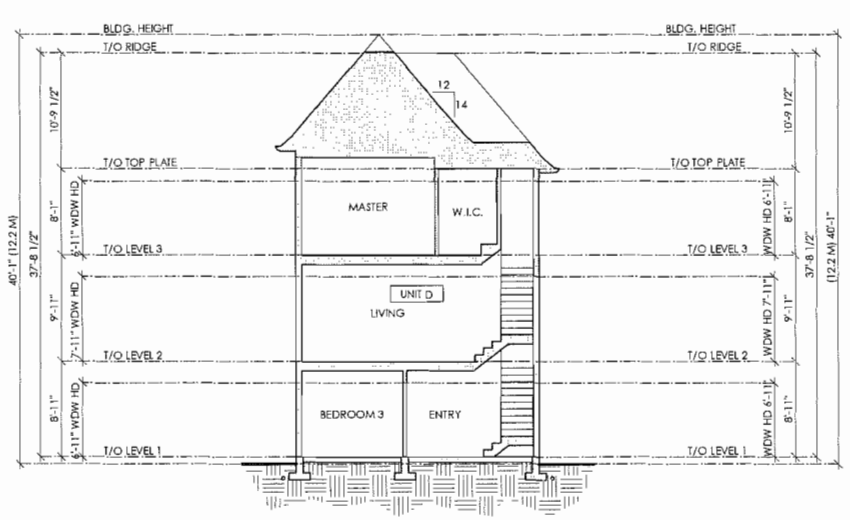


SIDE ELEVATION
BUILDING 10

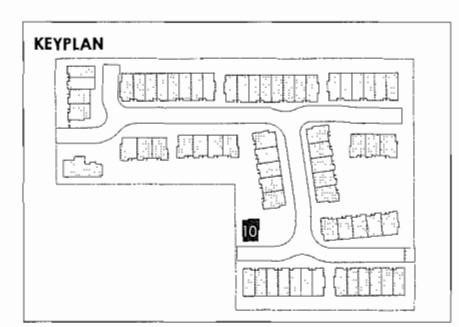


REAR ELEVATION
BUILDING 10

SIDE ELEVATION
BUILDING 10



SECTION A-A
BUILDING 10



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

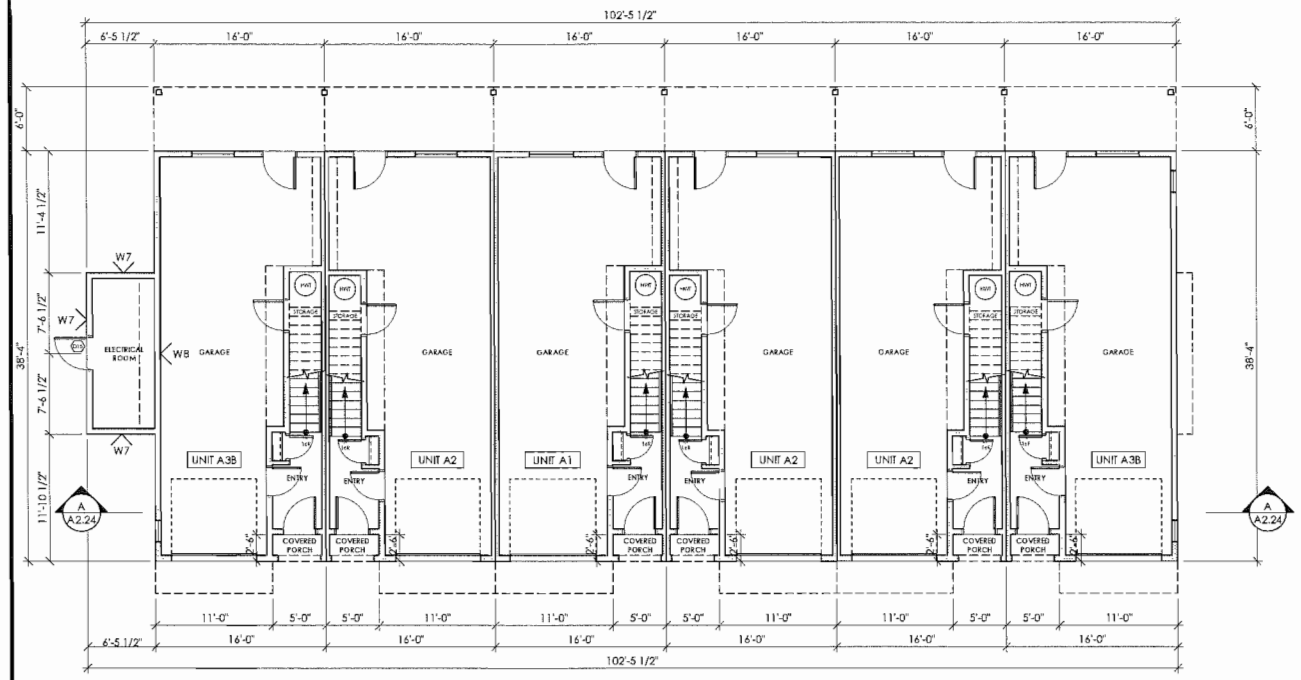
BUILDING 10
ELEVATIONS

SCALE 1/8" = 1'-0"

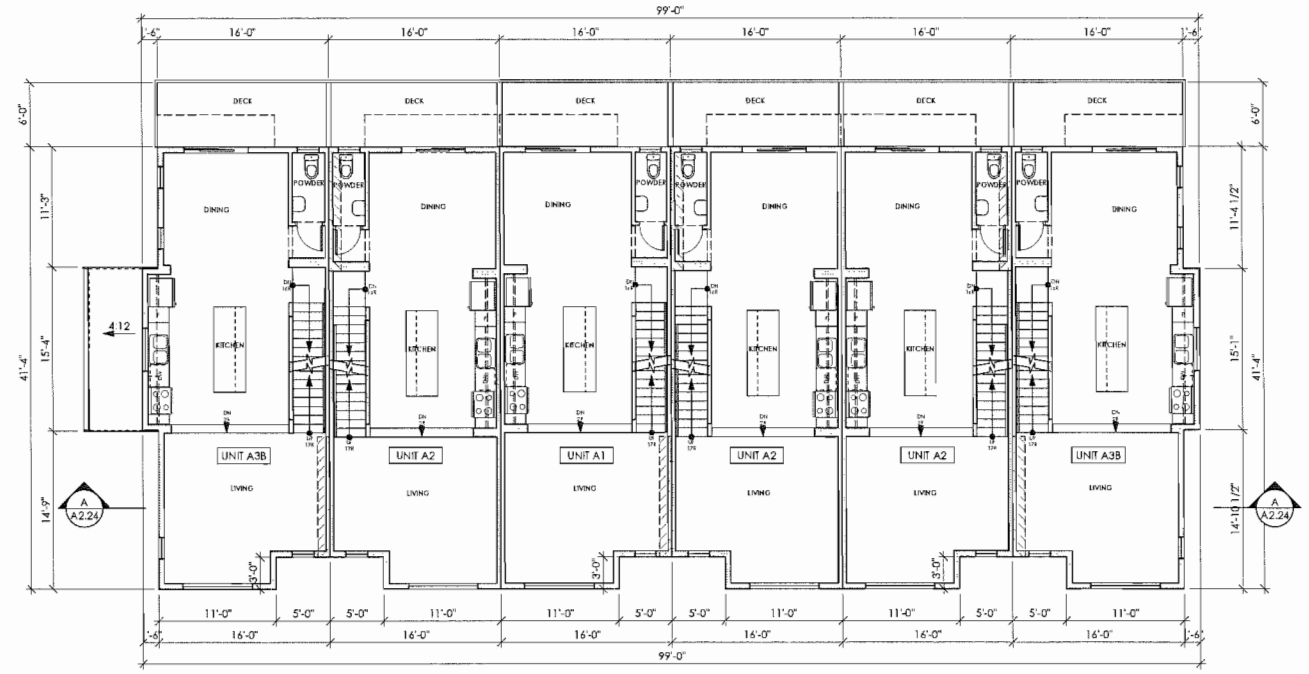
DATE JUNE 2013

SHEET A2.21

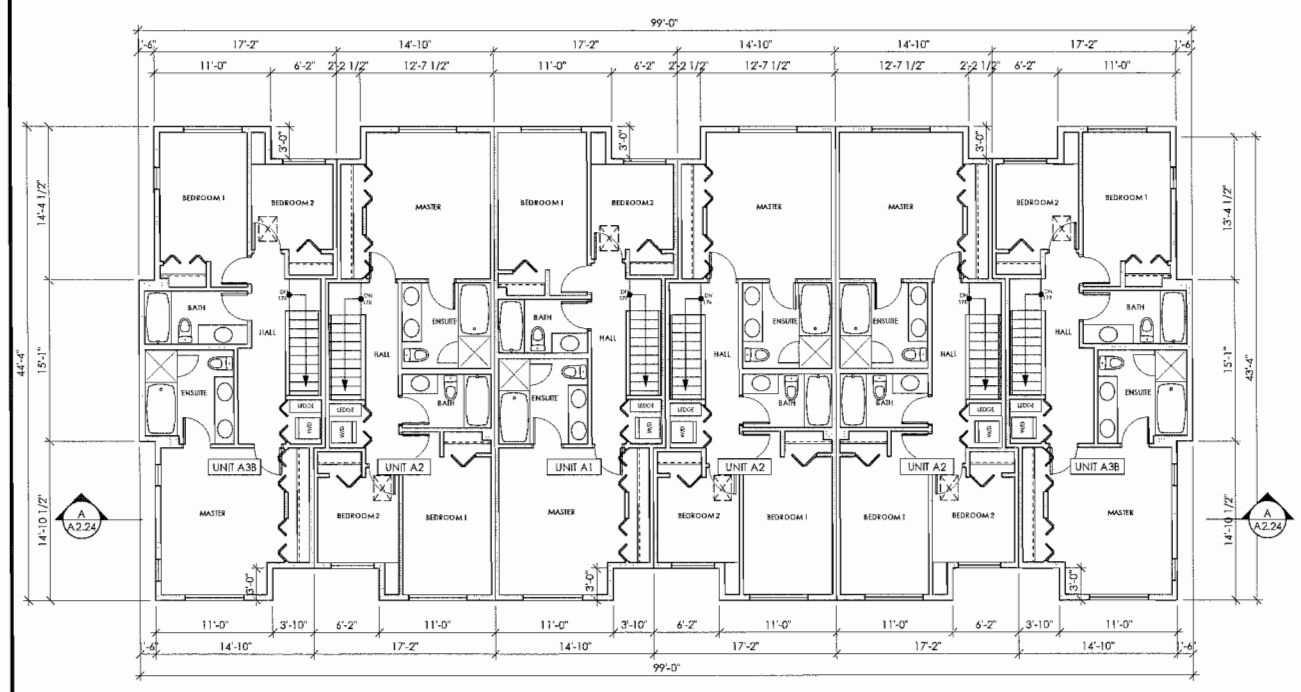
Plan #28
OCT 15 2014
DP 14-667441



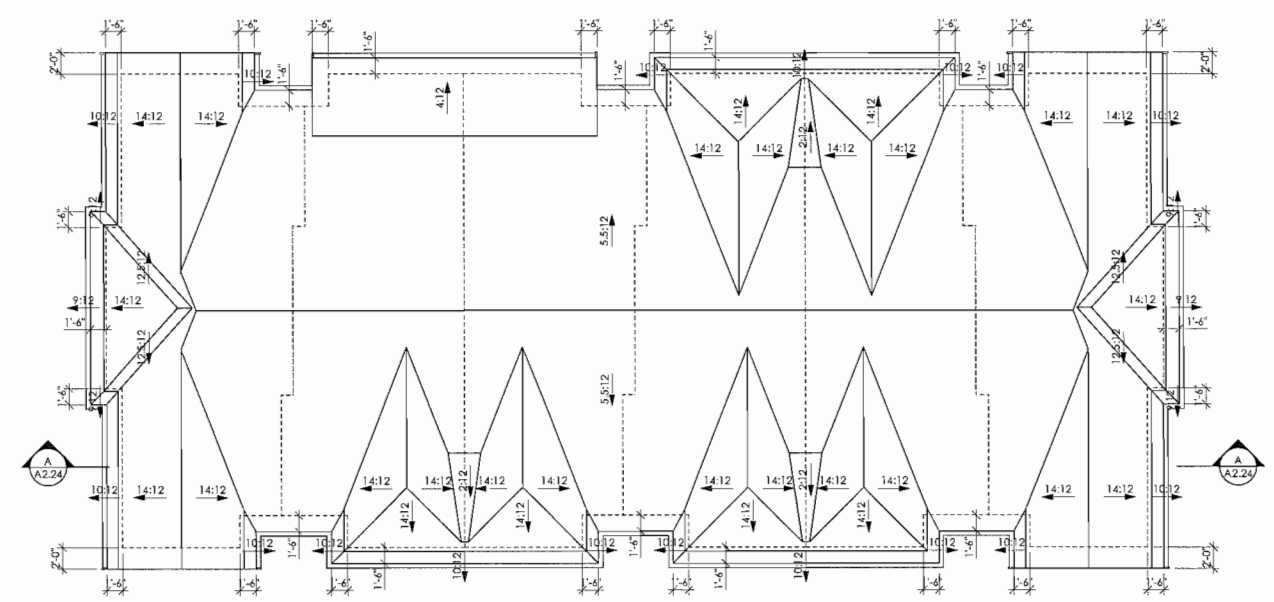
LEVEL 1 PLAN
BUILDING 11



LEVEL 2 PLAN
BUILDING 11

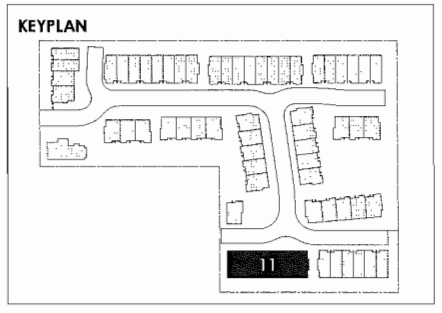


LEVEL 3 PLAN
BUILDING 11



ROOF LEVEL PLAN
BUILDING 11

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 11
PLANS

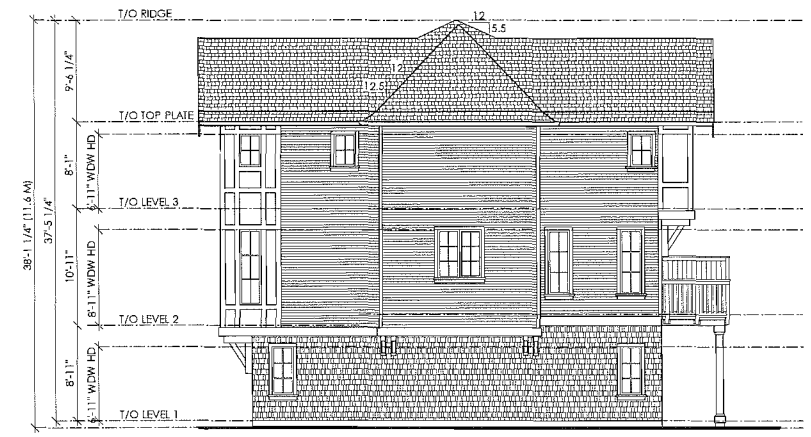
SCALE	SHEET
1/8" = 1'-0"	A2.22
DATE JUNE 2013	

Plan #29

OCT 15 2014

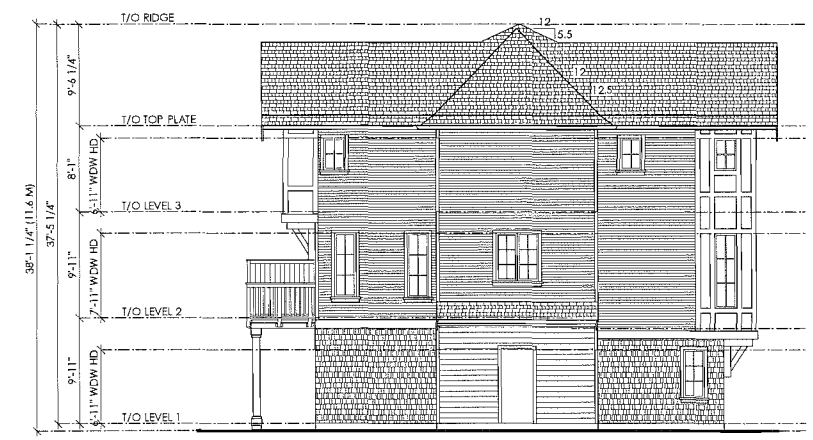
RZ 11-567441

FRONT ELEVATION
BUILDING 11

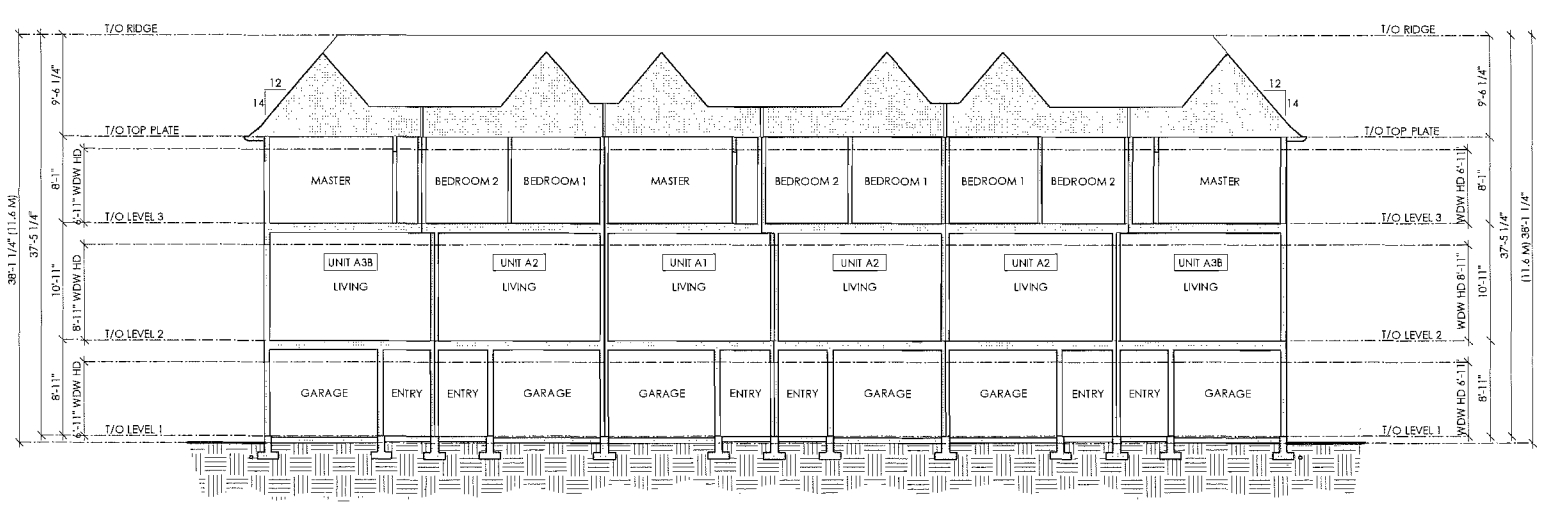


SIDE ELEVATION
BUILDING 11

REAR ELEVATION
BUILDING 11

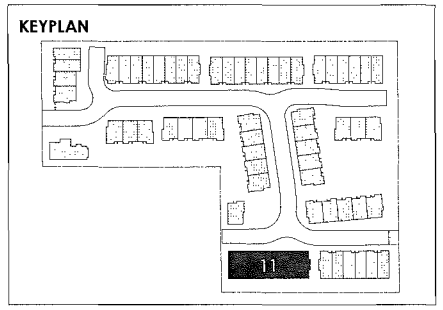


SIDE ELEVATION
BUILDING 11



SECTION A-A
BUILDING 11

KEYPLAN



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 3" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD BRACKETS
15. GABLE FINIAL
16. PAINTED WOOD DENTIL
17. WOOD CLAD PANEL POST
18. ALUMINUM RAILING
19. VERTICAL WOOD SLAT PRIVACY SCREEN
20. FAUX CHIMNEY
21. METAL CHIMNEY CAP
22. METAL SECURITY GATE
23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 11
ELEVATIONS

SCALE: 1/8" = 1'-0"

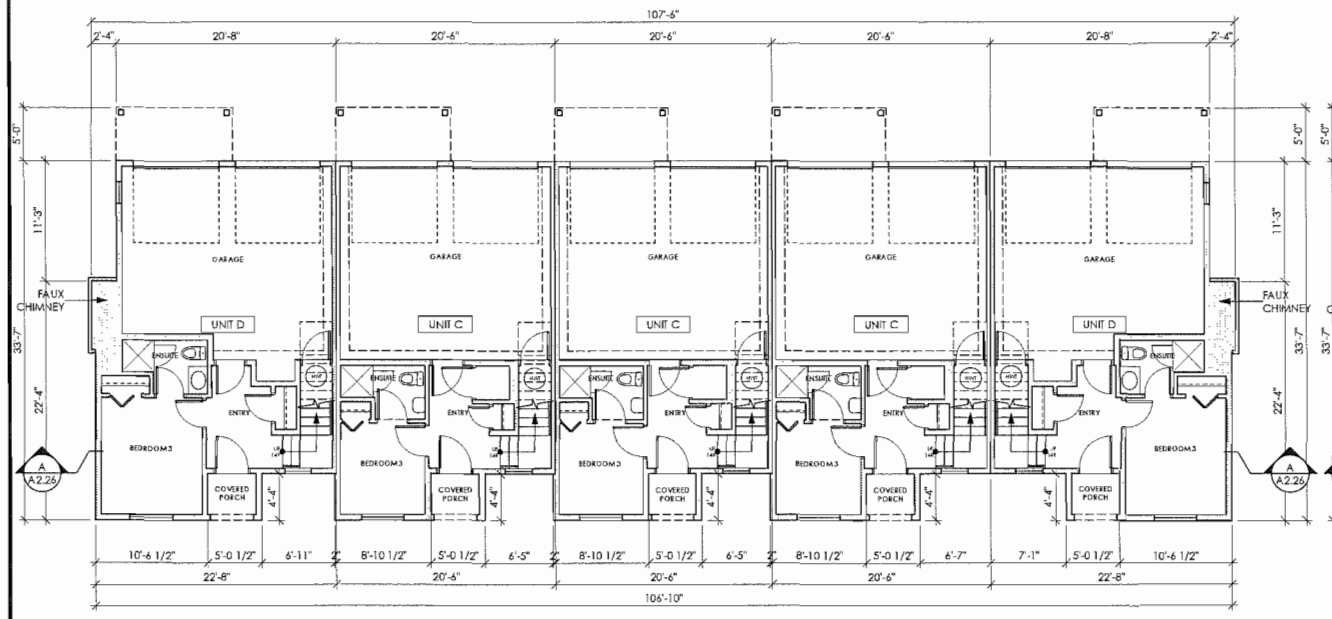
DATE: JUNE 2013

SHEET: A2.23

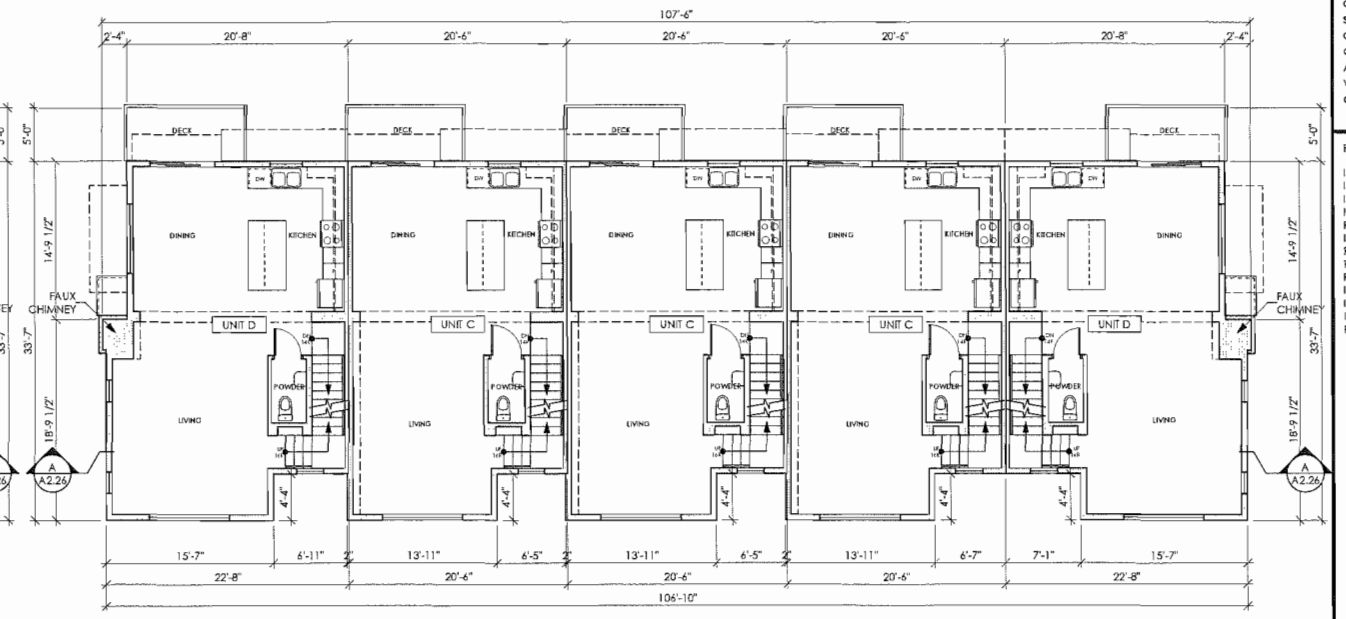
Plan #30

OCT 15 2014

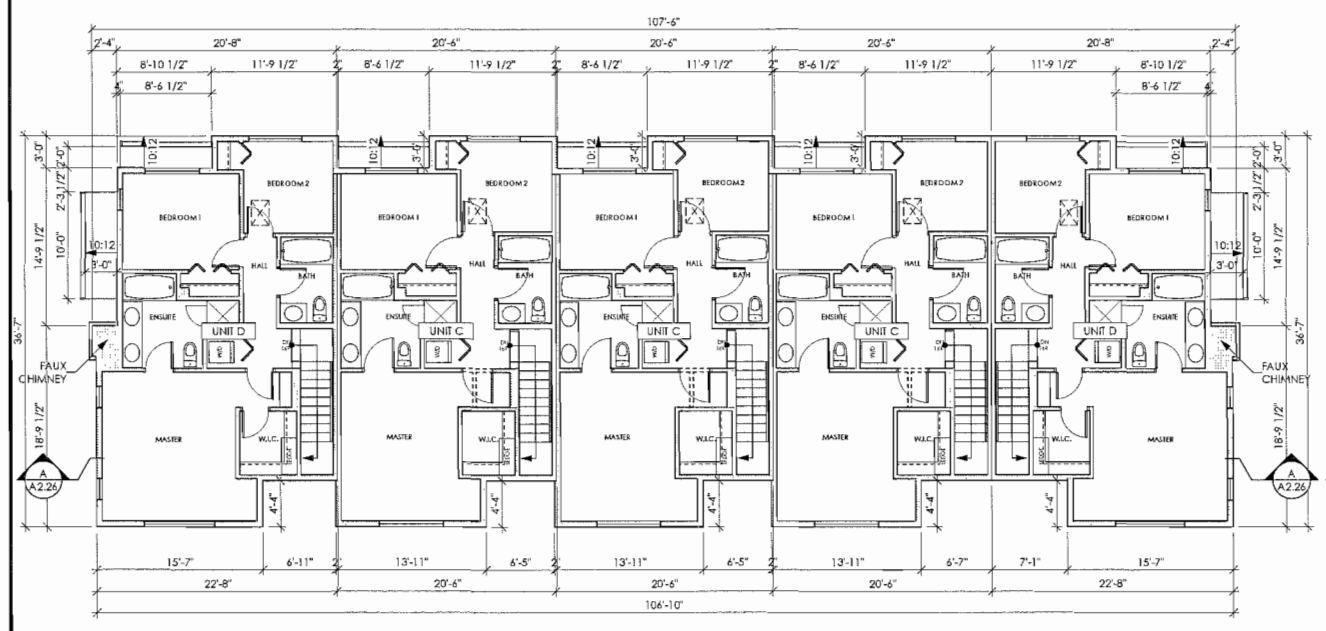
DP 14-667441



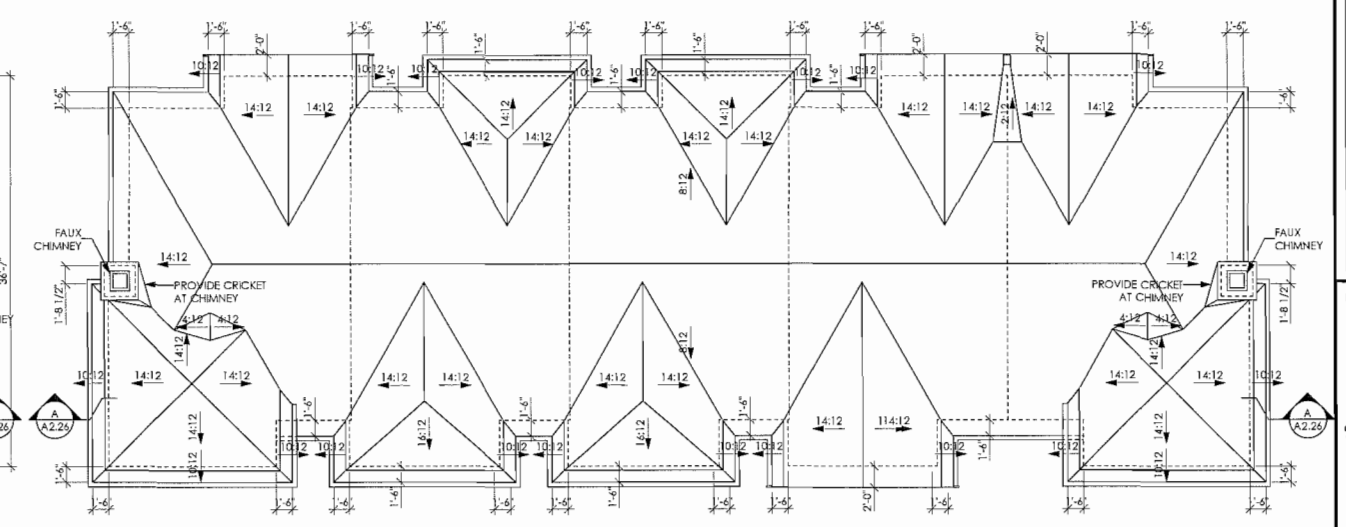
LEVEL 1 PLAN
BUILDING 12



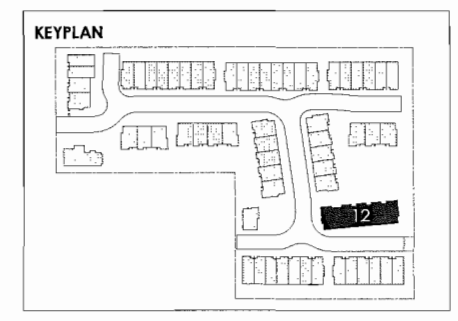
LEVEL 2 PLAN
BUILDING 12



LEVEL 3 PLAN
BUILDING 12



ROOF LEVEL PLAN
BUILDING 12



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 12
PLANS

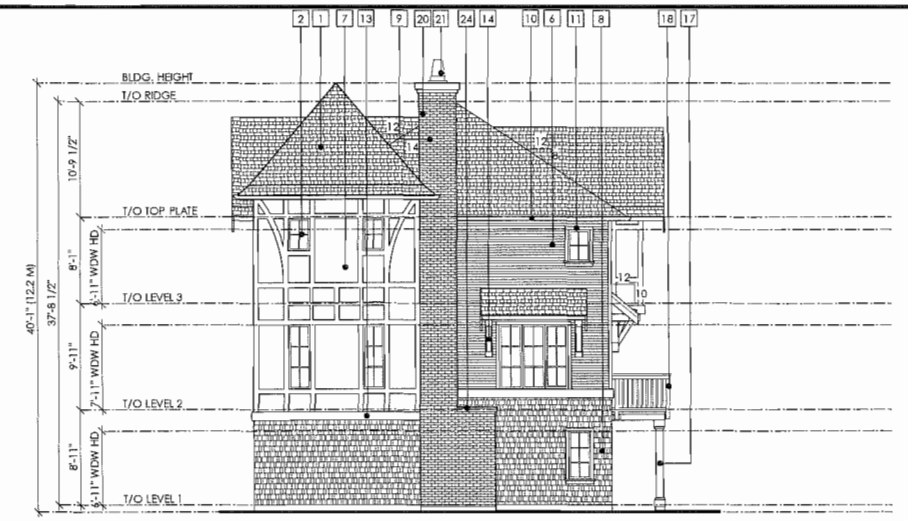
SCALE 1/8" = 1'-0"

DATE JUNE 2013

SHEET A2.24

RD 14-667441
OCT 15 2014
Plan #31

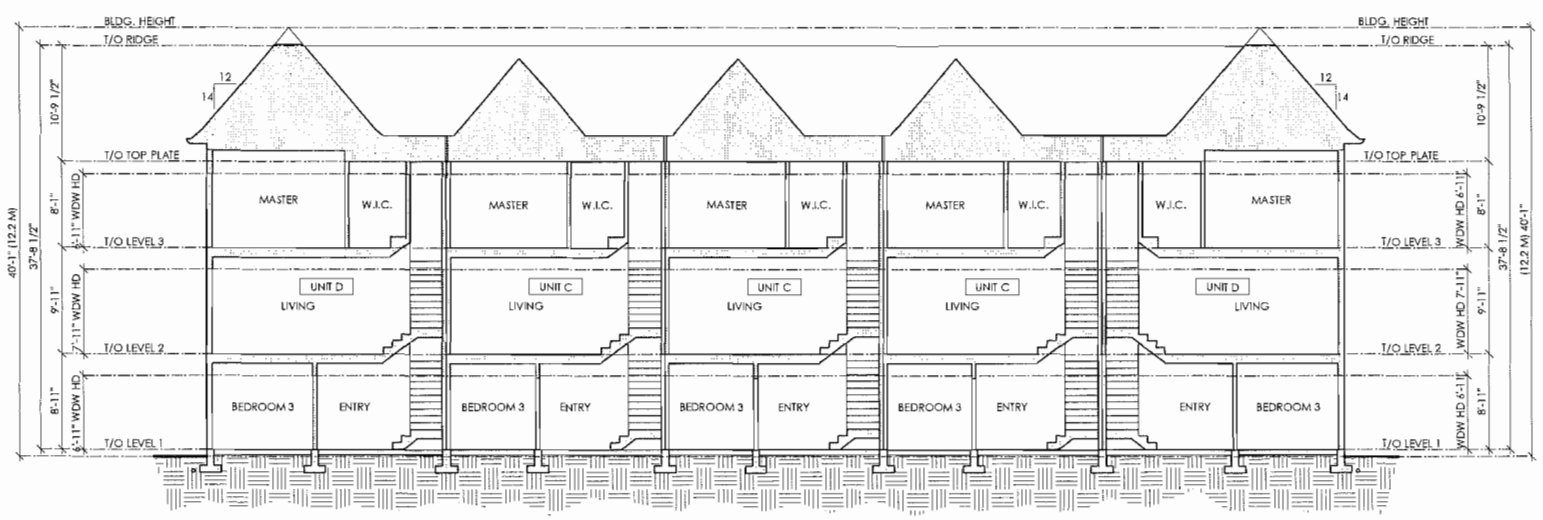
FRONT ELEVATION
BUILDING 12



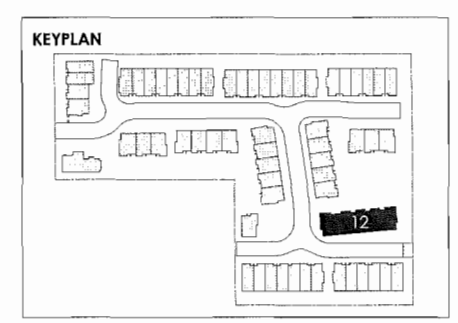
SIDE ELEVATION
BUILDING 12

REAR ELEVATION
BUILDING 12

SIDE ELEVATION
BUILDING 12



SECTION A-A
BUILDING 12



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5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PAINTED WOOD TRIM	17 WOOD CLAD PANEL POST	23 WOOD PLANT SHELF
6 3" EXPOSURE HORIZONTAL VINYL SIDING	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 ALUMINUM RAILING	24 CONCRETE CAP
			25 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 12
ELEVATIONS

SCALE 1/8" = 1'-0"

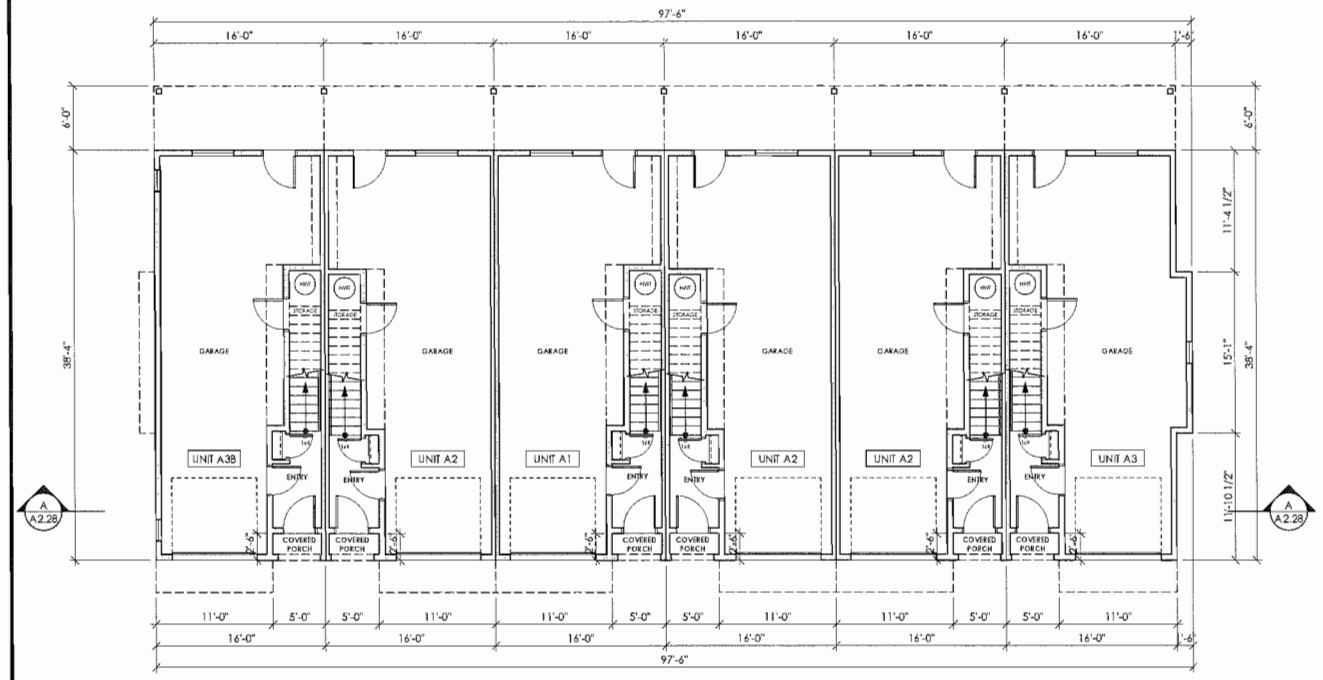
DATE JUNE 2013

SHEET A2.25

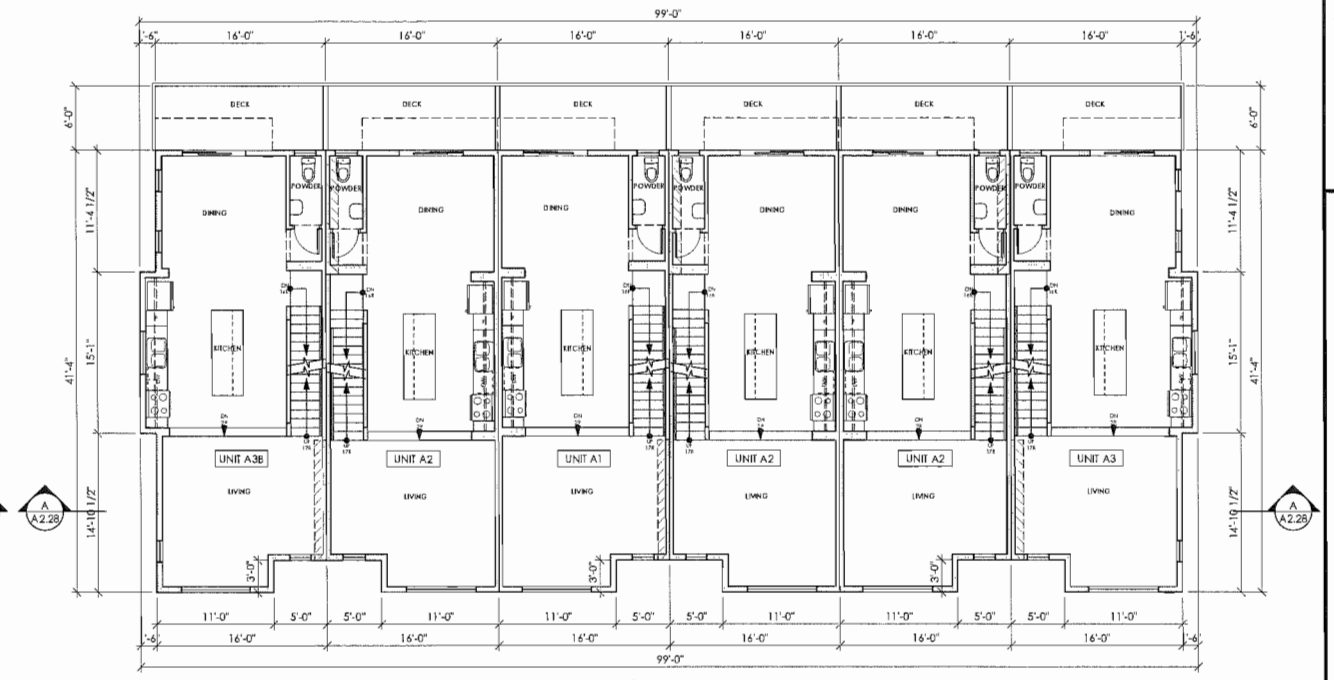
Plan #32

OCT 15 2014

08-467444



LEVEL 1 PLAN
BUILDING 13



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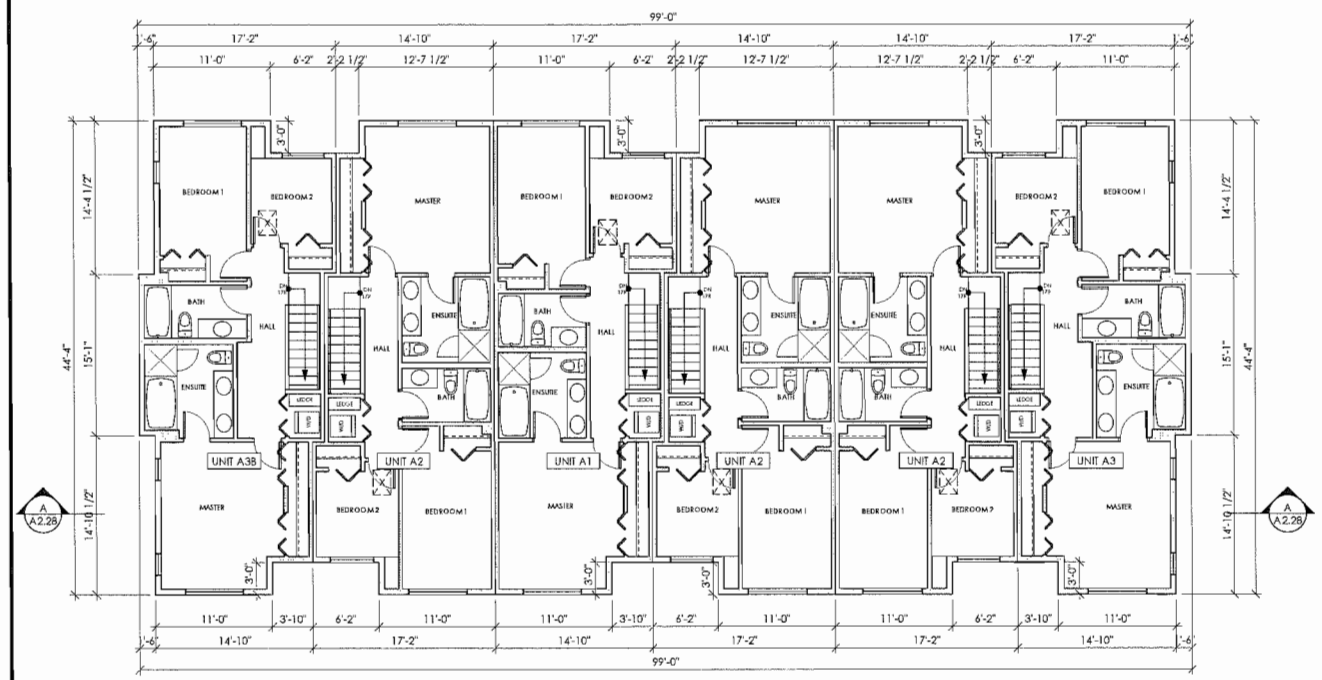
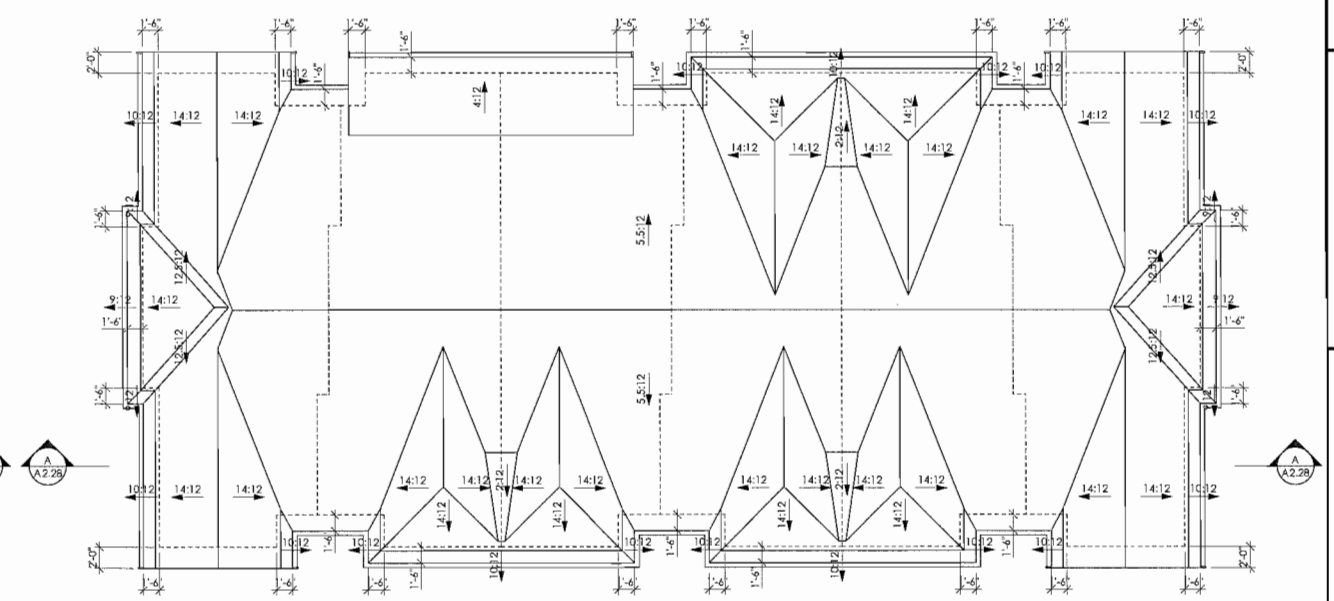
BUILDING 13

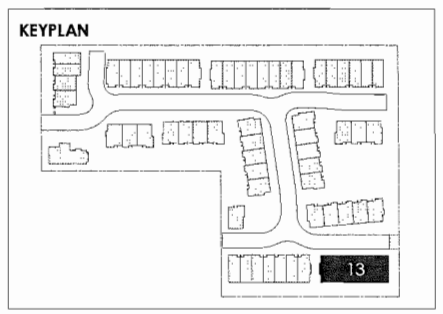


LEVEL 3 PLAN
BUILDING 13



ROOF PLAN
BUILDING 13

KEYPLAN



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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

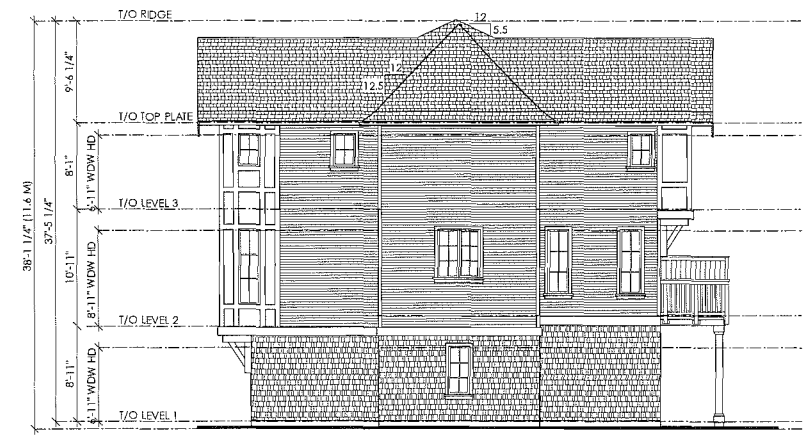
BUILDING 13
PLANS

SCALE	SHEET
1/8" = 1'-0"	A2.26
DATE JUNE 2013	

Plan #33

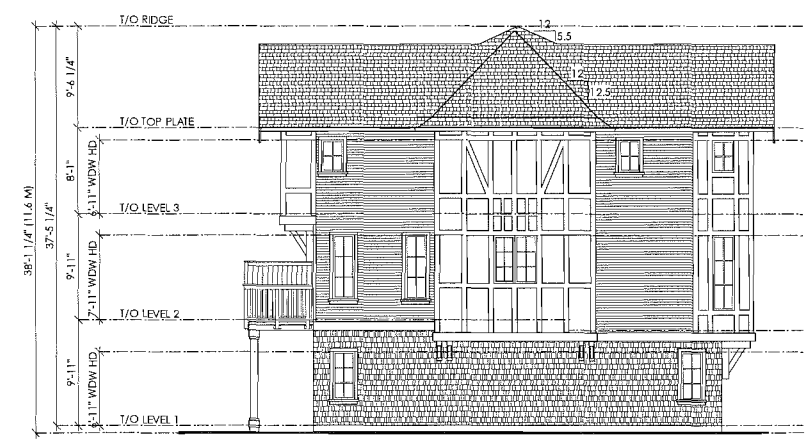
OCT 15 2014

FRONT ELEVATION
BUILDING 13

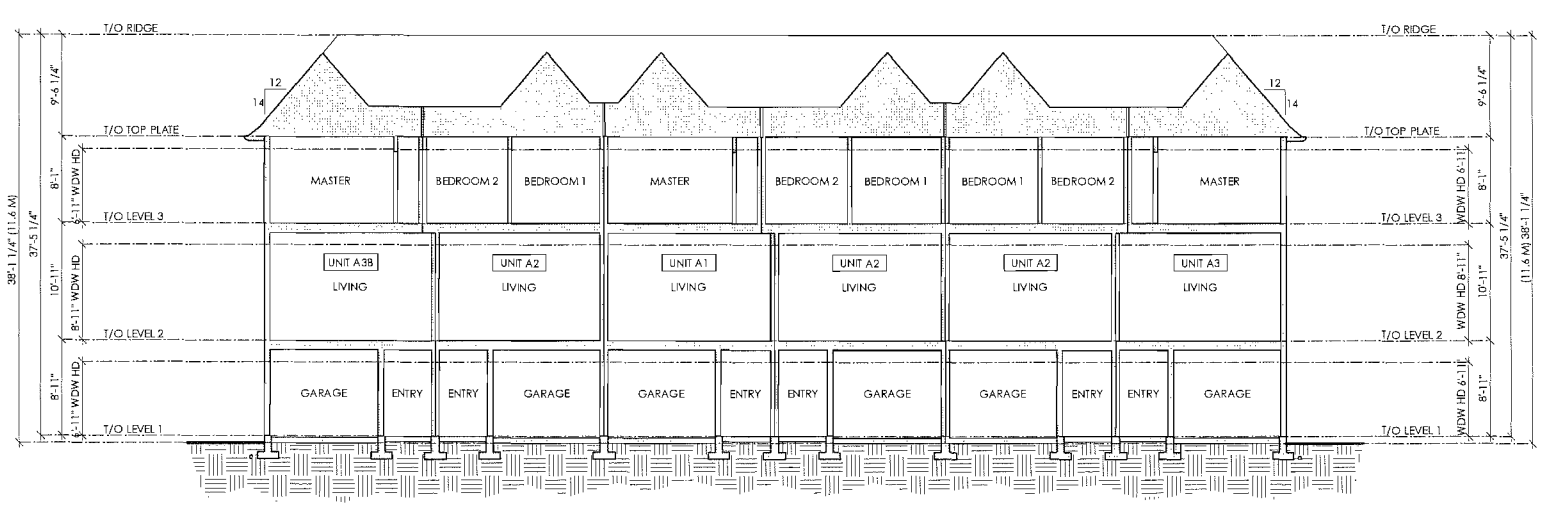


SIDE ELEVATION
BUILDING 13

REAR ELEVATION
BUILDING 13

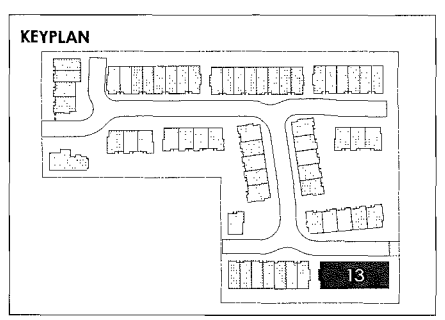


SIDE ELEVATION
BUILDING 13



SECTION A-A
BUILDING 13

KEYPLAN



FINISH SCHEDULE

1. FIBREGLASS SHINGLE
2. DOUBLE PANED SEALED UNIT VINYL WINDOWS
3. INSULATED METAL PANEL DOOR
4. PAINTED METAL PANEL ROLL UP GARAGE DOOR
5. DOUBLE PANED SEALED UNIT VINYL SLIDERS
6. 3" EXPOSURE HORIZONTAL VINYL SIDING
7. PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS
8. PAINTED HARDIE SHINGLE
9. BRICK SIDING
10. PREFINISHED METAL FASCIA GUTTER
11. PAINTED WOOD TRIM
12. PAINTED 2X BARGE BOARD WITH 1X TRIM
13. PAINTED 2X10 BELLY BOARD
14. PAINTED WOOD BRACKETS
15. GABLE FINIAL
16. PAINTED WOOD DENTIL
17. WOOD CLAD PANEL POST
18. ALUMINUM RAILING
19. VERTICAL WOOD SLAT PRIVACY SCREEN
20. FAUX CHIMNEY
21. METAL CHIMNEY CAP
22. METAL SECURITY GATE
23. WOOD PLANT SHELF
24. CONCRETE CAP
25. 6" EXPOSURE FIBRE CEMENT PLANK SIDING

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

BUILDING 13
ELEVATIONS

SCALE 1/8" = 1'-0"

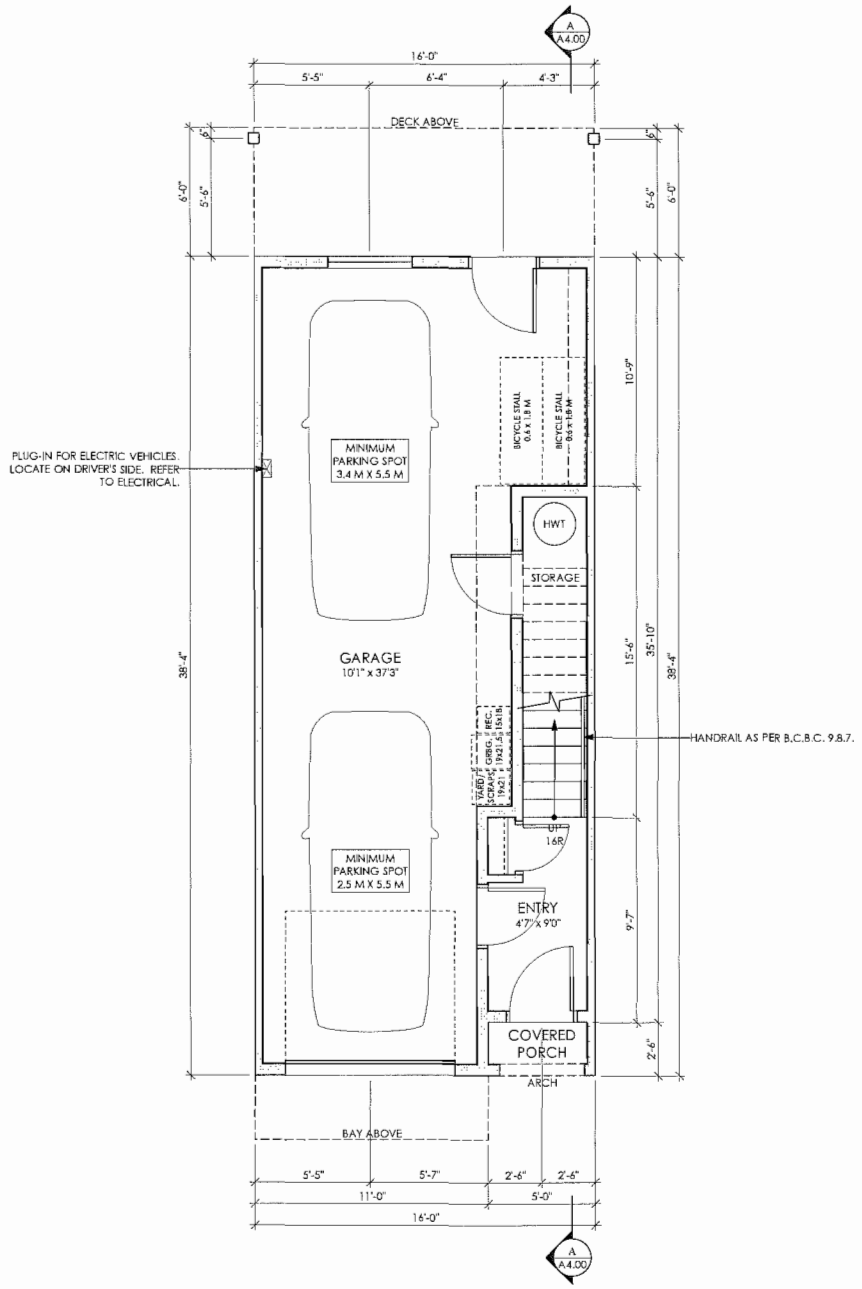
DATE JUNE 2013

SHEET A2.27

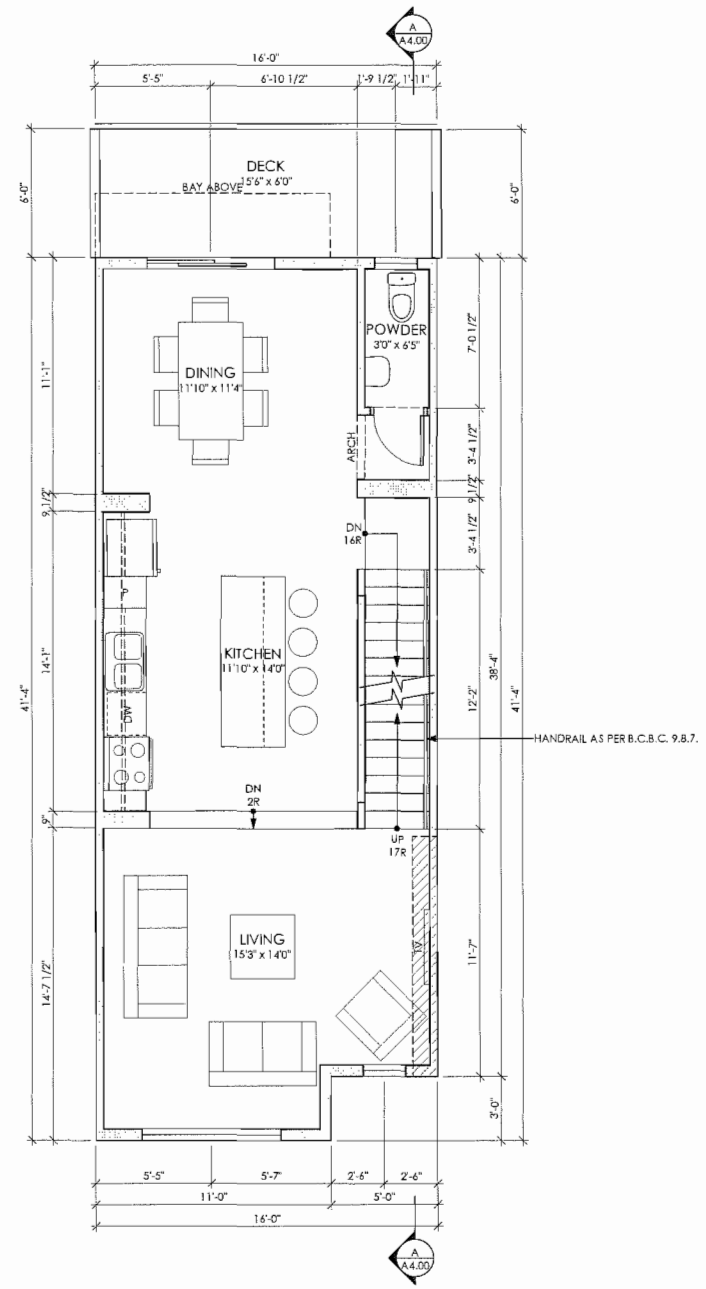
Plan #34

OCT 15 2014

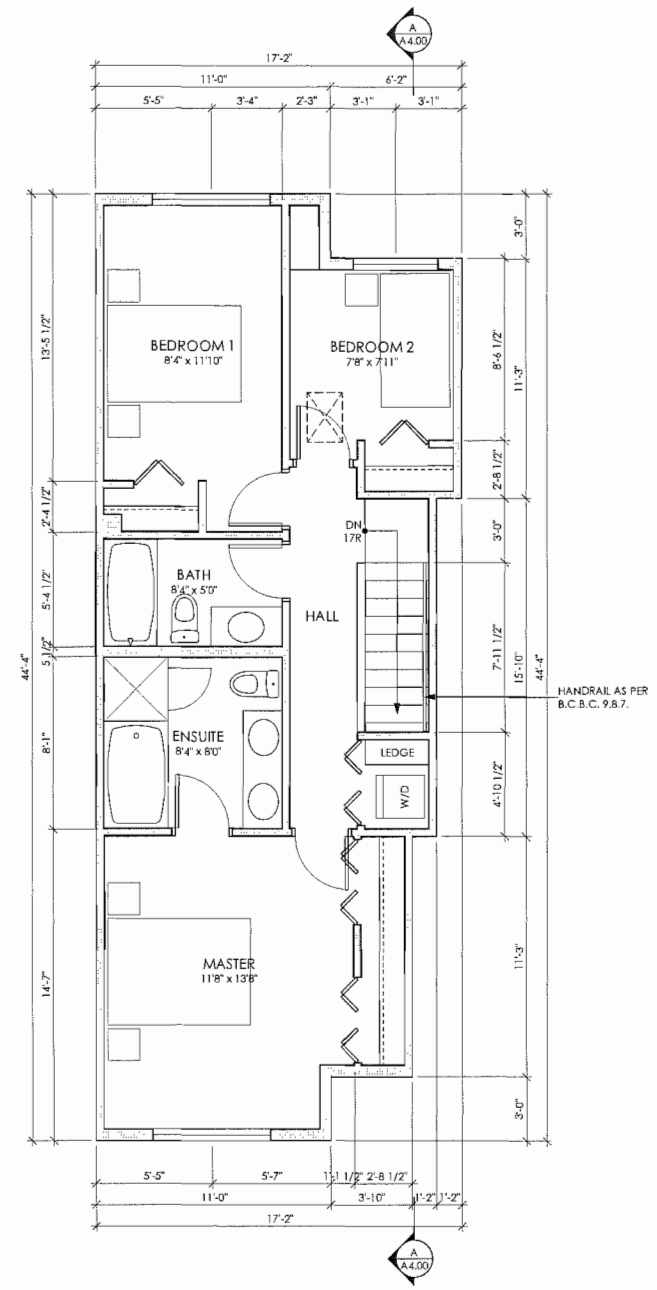
DP 14-671741



LEVEL 1 PLAN
UNIT A1



LEVEL 2 PLAN
UNIT A1



LEVEL 3 PLAN
UNIT A1

NOTES:
1. MAINTAIN A MINIMUM CLEARANCE OF 18" TO RANGE FROM COMBUSTABLE SURFACES
2. REFER TO ELEVATIONS FOR EXTENT OF EXTERIOR CLADDING
3. PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHTUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO CLAUSE 3.7.2.10.(4)(a) AND CLAUSES 3.7.2.10(10)(j) OR 3.7.2.10(11)(j)
4. DOORS TO HAVE LEVER-TYPE HANDLES
5. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)

UNIT TYPE A1 FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	600.8 SF	646.3 SF	679.3 SF	**1926.5 SF**
EXCLUSIONS	600.8 SF	41.8 SF	0.0 SF	**642.4 SF**
NET	0.0 SF	604.5 SF	679.3 SF	**1283.9 SF**

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

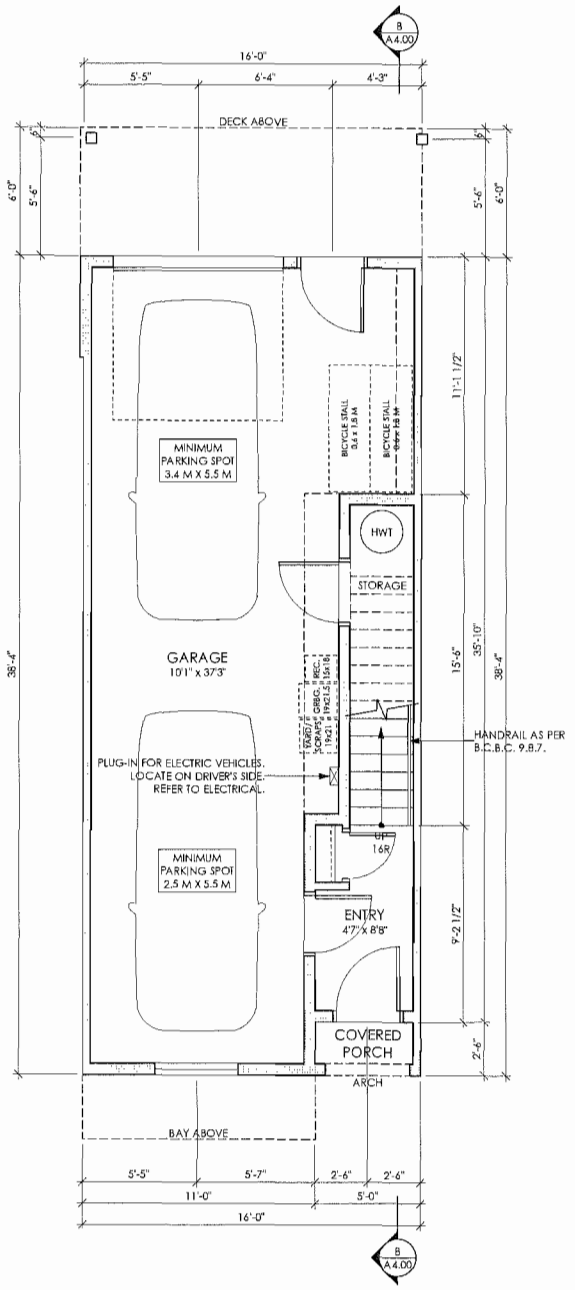
UNIT TYPE A1
PLANS

SCALE 1/4" = 1'-0"

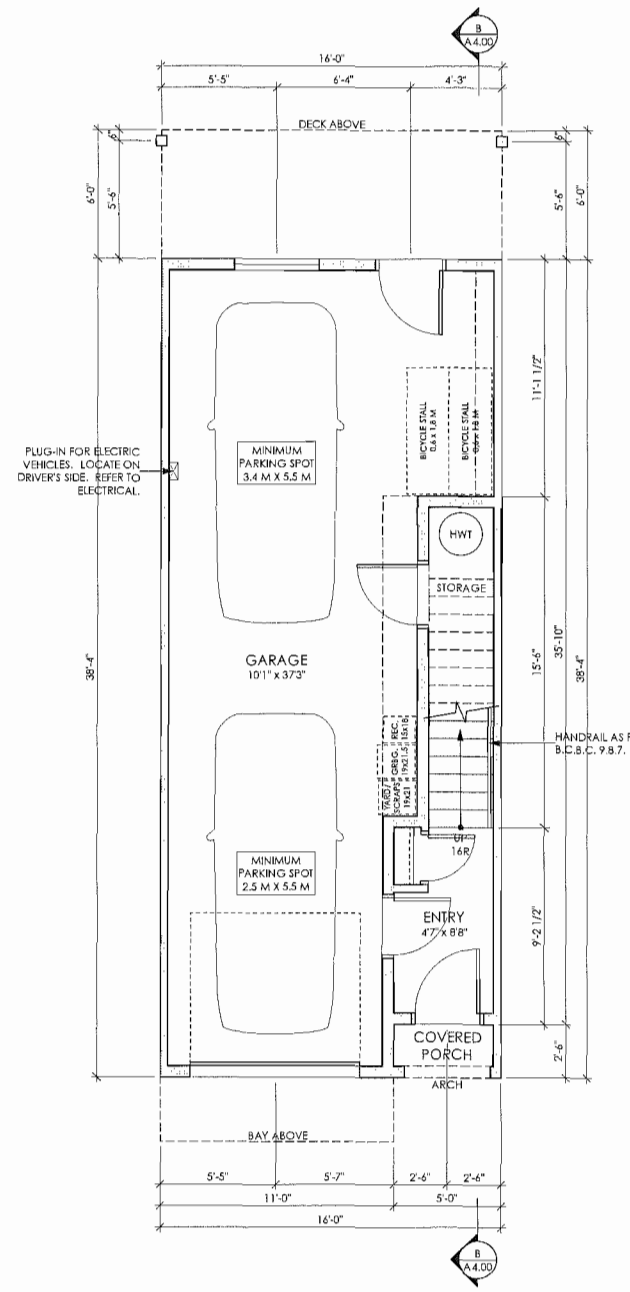
DATE JUNE 2013

SHEET A3.00

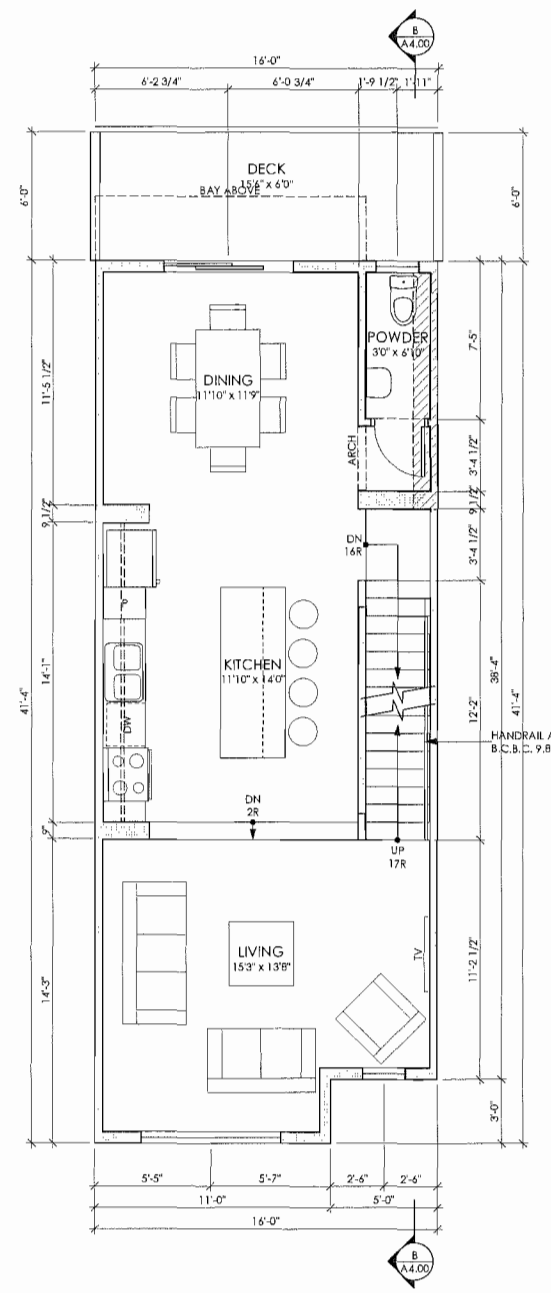
Plan #35
OCT 15 2014
DP 14-667441



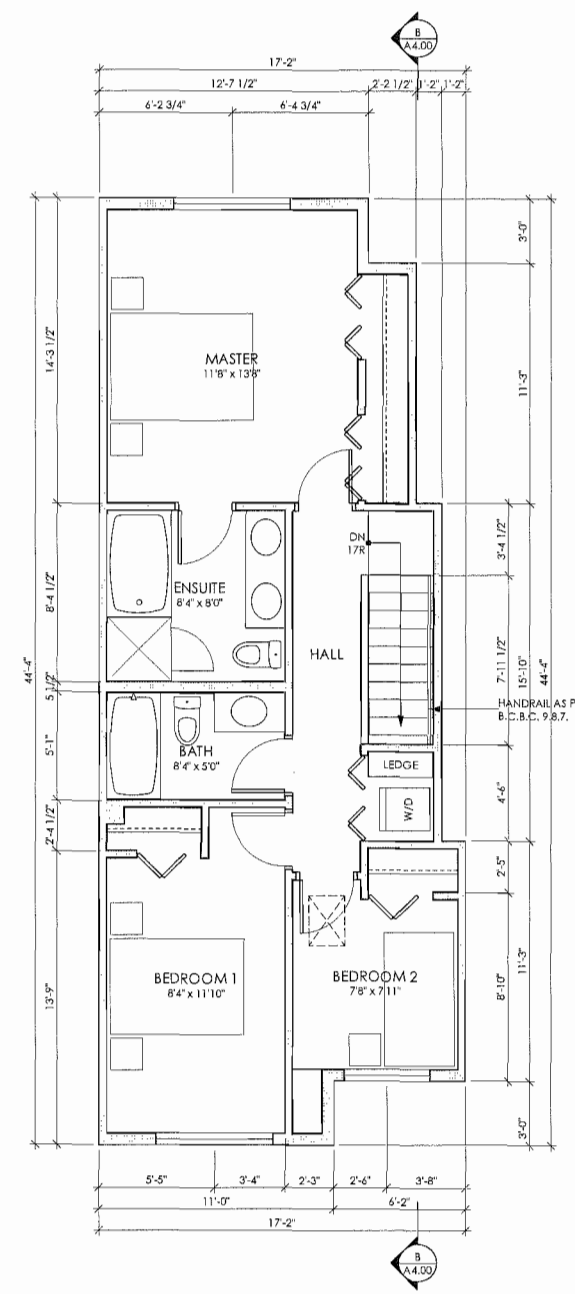
LEVEL 1 PLAN
UNIT A2M



LEVEL 1 PLAN
UNIT A2



LEVEL 2 PLAN
UNIT A2/A2M



LEVEL 3 PLAN
UNIT A2/A2M

NOTES:
1. MAINTAIN A MINIMUM CLEARANCE OF 18" TO RANGE FROM COMBUSTABLE SURFACES
2. REFER TO ELEVATIONS FOR EXTENT OF EXTERIOR CLADDING
3. PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHTUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO CLAUSE 3.7.2.10.(4)(a) AND CLAUSES 3.7.2.10(10)(j) OR 3.7.2.10(11)(j)
4. DOORS TO HAVE LEVER-TYPE HANDLES
5. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)

UNIT TYPE A2/A2M FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	600.8 SF	646.3 SF	684.2 SF	**1931.4 SF**
EXCLUSIONS	600.8 SF	43.8 SF	0.0 SF	**644.6 SF**
NET	-0.0 SF	602.5 SF	684.2 SF	**1286.8 SF**

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

UNIT TYPE
A2/A2M
PLANS

SCALE 1/4" = 1'-0"

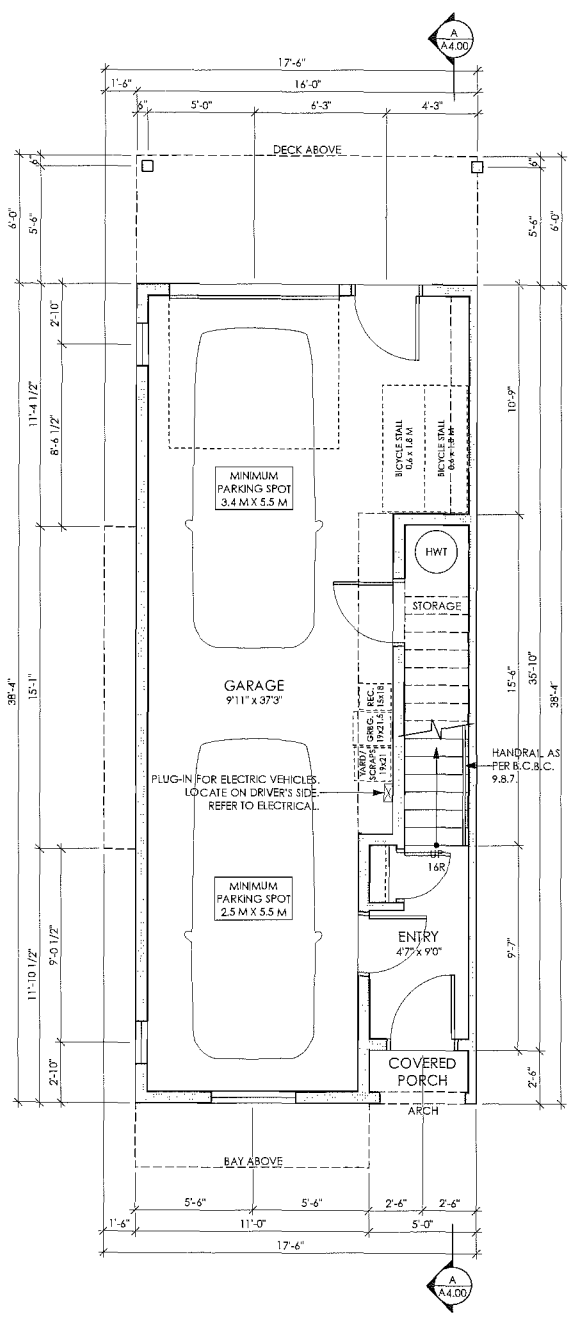
DATE JUNE 2013

SHEET A3.01

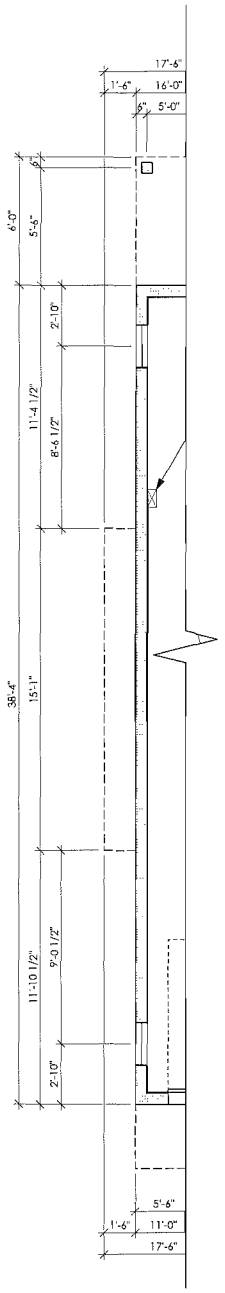
Plan #36

OCT 15 2014

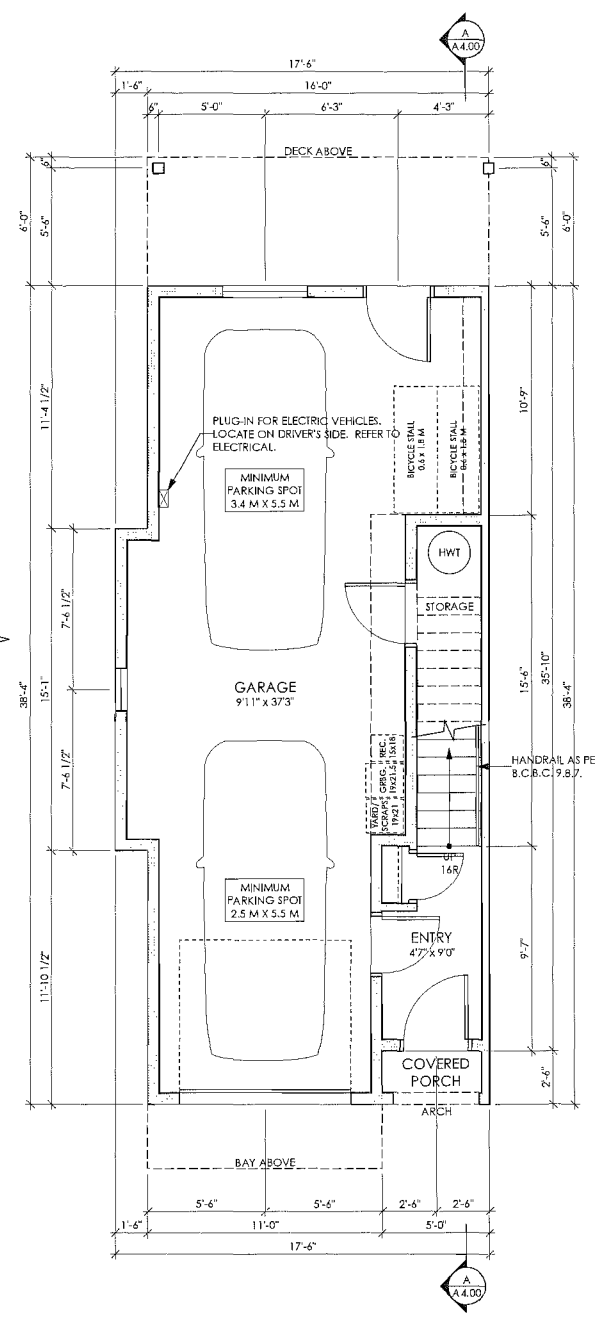
DP 14-667441



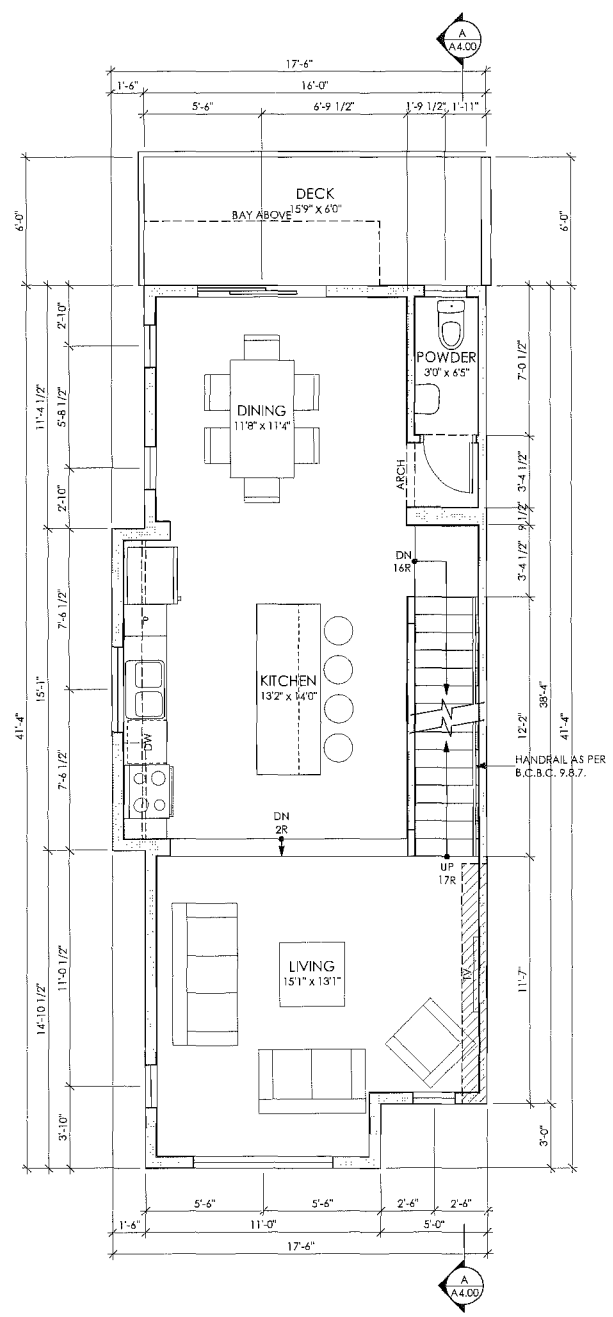
LEVEL 1 PLAN
UNIT A3M



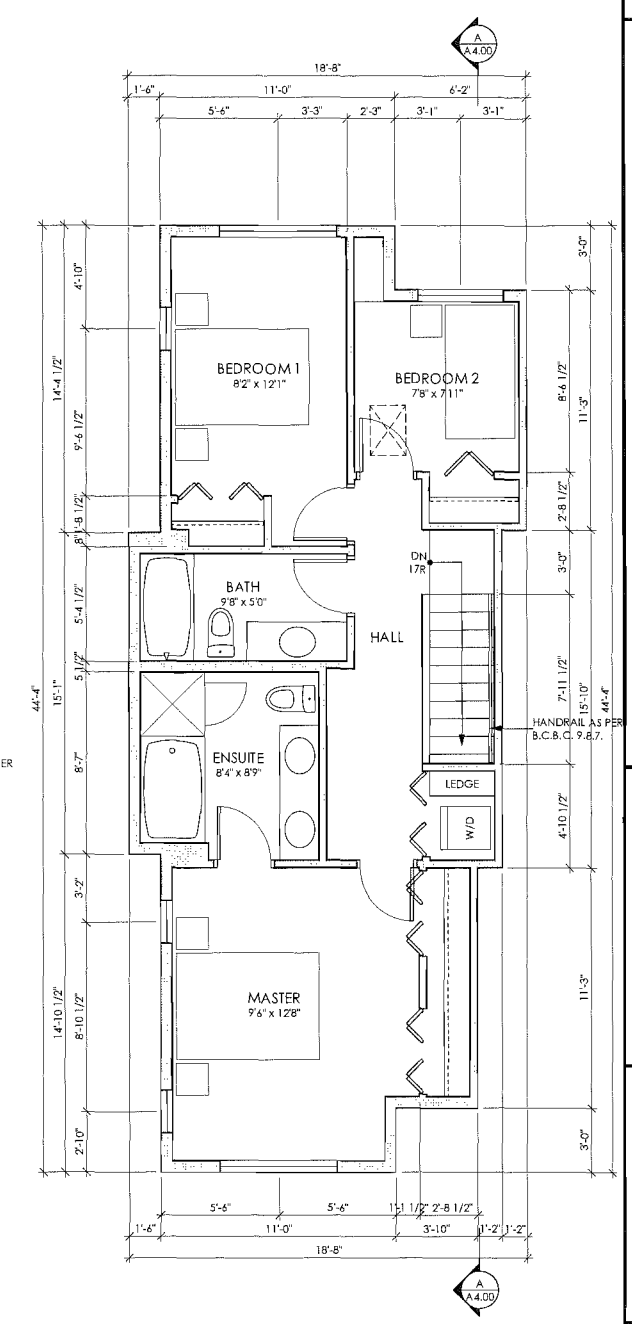
PARTIAL LEVEL 1 PLAN
UNIT A3B



LEVEL 1 PLAN
UNIT A3



LEVEL 2 PLAN
UNIT A3/A3B/A3M



LEVEL 3 PLAN
UNIT A3/A3B/A3M

NOTES:
1. MAINTAIN A MINIMUM CLEARANCE OF 18" TO RANGE FROM COMBUSTABLE SURFACES
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4. DOORS TO HAVE LEVER-TYPE HANDLES
5. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)

UNIT TYPE A3 FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	623.5 SF	669.0 SF	702.0 SF	**1994.4 SF**
EXCLUSIONS	604.0 SF	41.8 SF	0.0 SF	**645.8 SF**
NET	19.4 SF	627.2 SF	702.0 SF	**1348.6 SF**

UNIT TYPE A3B/A3M FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	609.8 SF	669.0 SF	702.0 SF	**1971.7 SF**
EXCLUSIONS	600.8 SF	41.8 SF	0.0 SF	**642.6 SF**
NET	0.0 SF	627.2 SF	702.0 SF	**1329.1 SF**

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

UNIT TYPE A3/A3B/A3M PLANS

SCALE 1/4" = 1'-0"

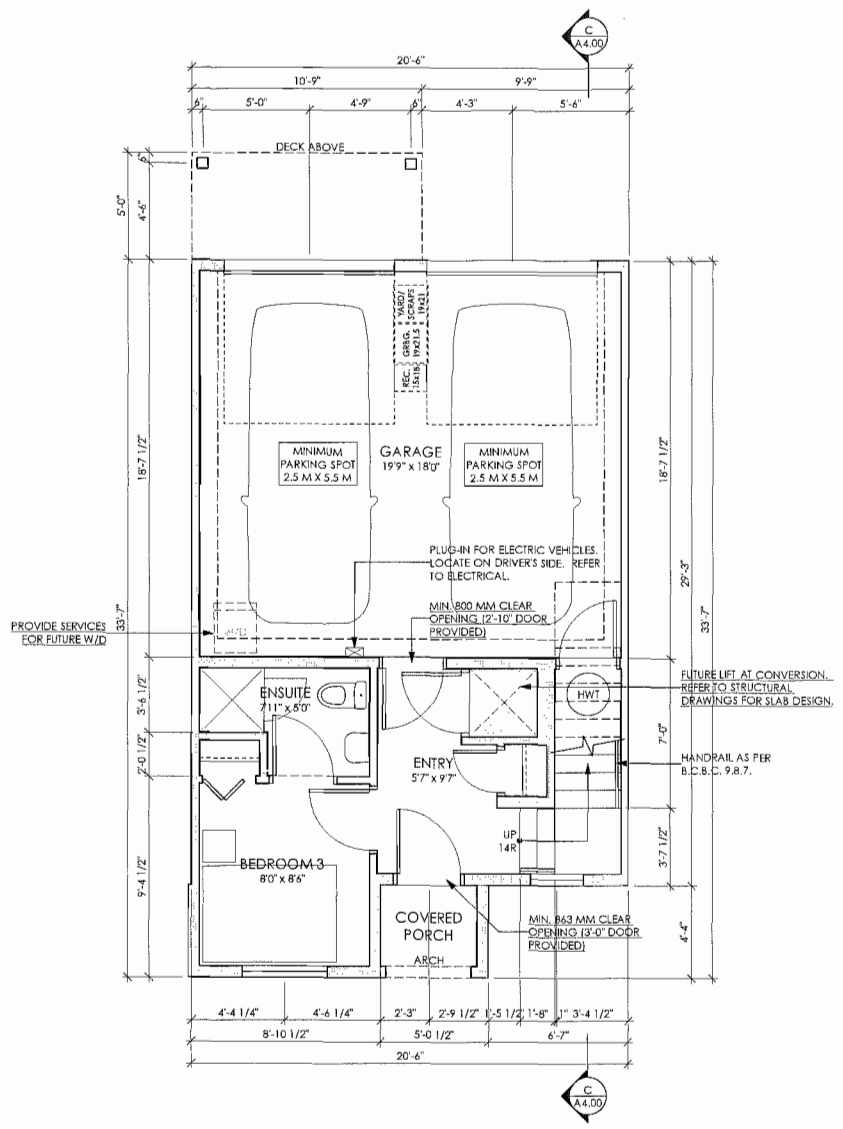
DATE JUNE 2013

SHEET A3.02

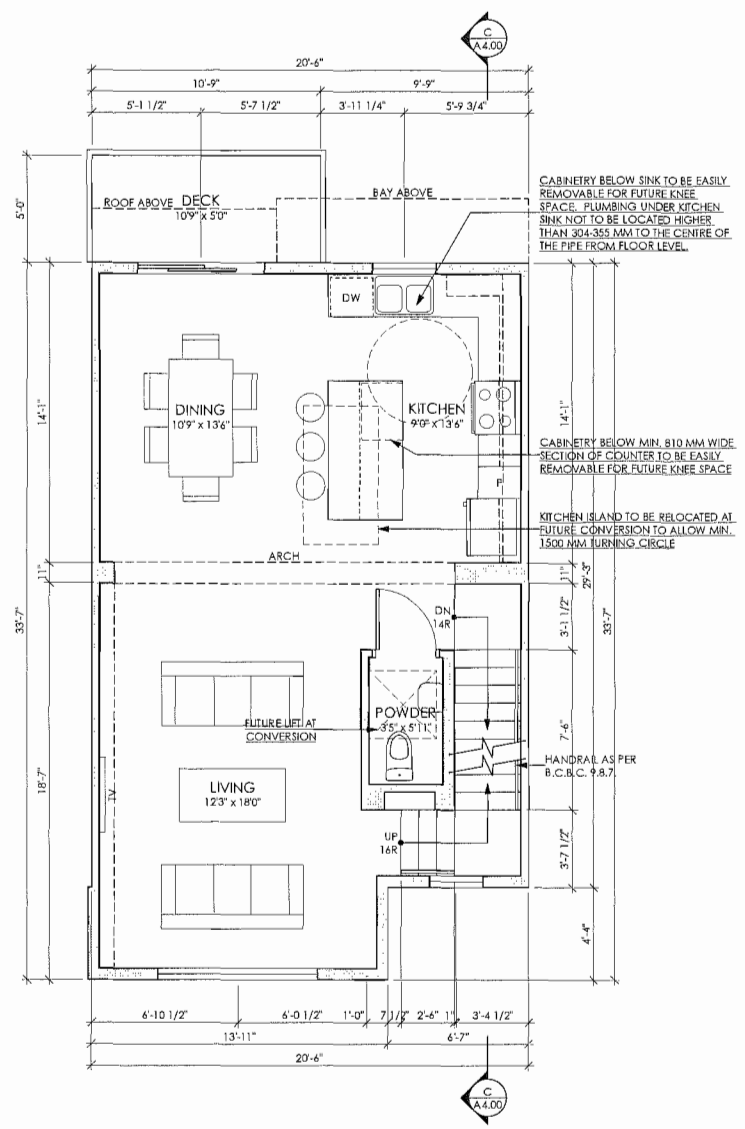
Plan #37

OCT 15 2014

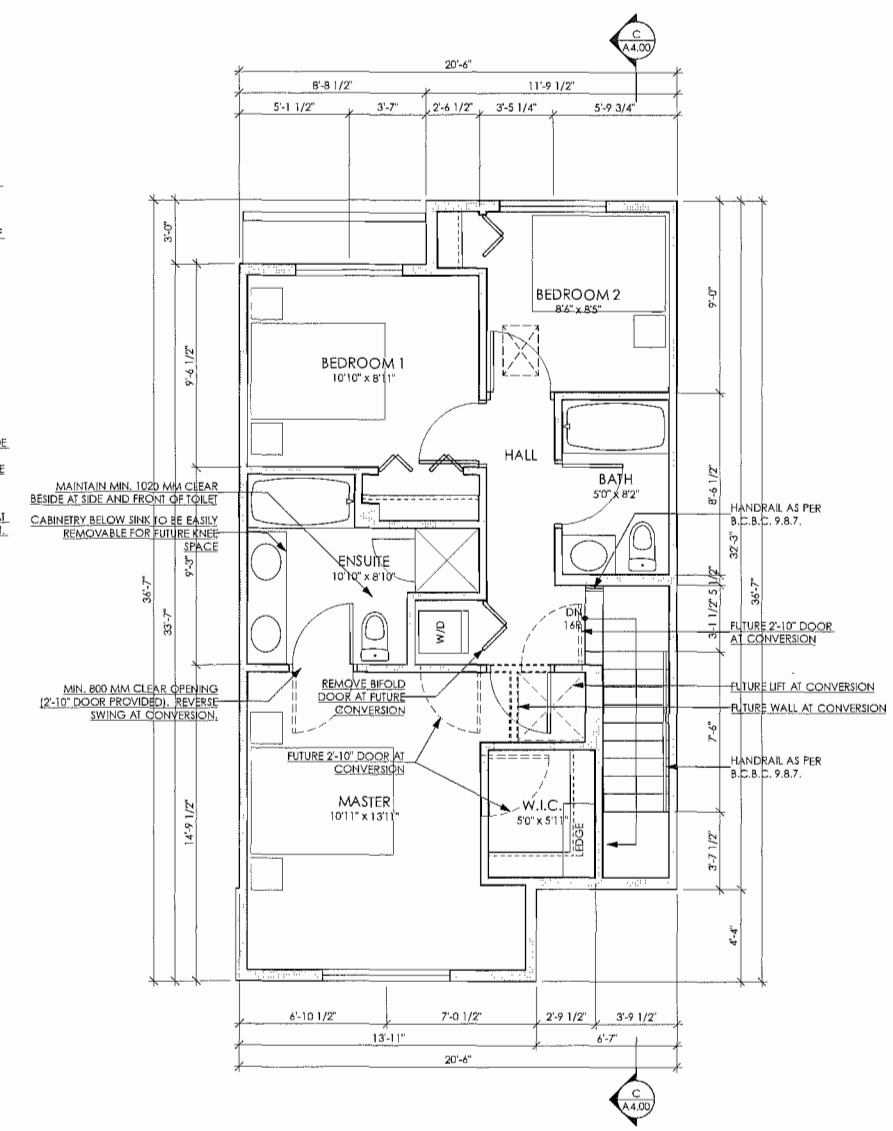
DP 14-667441



LEVEL 1 PLAN
UNIT C



LEVEL 2 PLAN
UNIT C



LEVEL 3 PLAN
UNIT C

NOTES:

1. MAINTAIN A MINIMUM CLEARANCE OF 18" TO RANGE FROM COMBUSTABLE SURFACES
2. REFER TO ELEVATIONS FOR EXTENT OF EXTERIOR CLADDING
3. PROVIDE BLOCKING IN BATHROOM WALLS ADJACENT TO THE TOILET & BATHTUB OR SHOWER FOR POTENTIAL FUTURE INSTALLATION OF GRAB BARS CONFORMING TO CLAUSE 3.7.2.10.(4)(a) AND CLAUSES 3.7.2.10(10)(j) OR 3.7.2.10(11)(j)
4. PROVIDE BLOCKING AT TOP OF ALL STAIRWAYS AT 36" O.C. FOR POTENTIAL FUTURE INSTALLATION OF STAIR LIFT
5. DOORS TO HAVE LEVER-TYPE HANDLES
6. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)
7. PROVIDE PRESSURE AND TEMPERATURE CONTROL VALVES ON ALL SHOWER FAUCETS
8. REFER TO RICHMOND ZONING BYLAW SECTION 4: GENERAL DEVELOPMENT REGULATIONS, SENTENCES 4.16.18 TO 4.16.22. FOR ELECTRICAL OUTLET AND SWITCH REQUIREMENTS. INSTALL FOUR-PLEX OUTLETS IN MASTER BEDROOM AND GARAGE. (REFER TO ELECTRICAL DRAWINGS)
9. PROVIDE ELECTRICAL ROUGH-IN NEAR ENTRY DOOR FOR FUTURE AUTOMATIC DOOR OPENER (REFER TO ELECTRICAL DRAWINGS)

UNIT TYPE C FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	638.1 SF	659.9 SF	695.3 SF	**1993.3 SF**
EXCLUSIONS	431.5 SF	64.3 SF	0.0 SF	**495.8 SF**
NET	206.6 SF	595.7 SF	695.3 SF	**1497.5 SF**

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Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

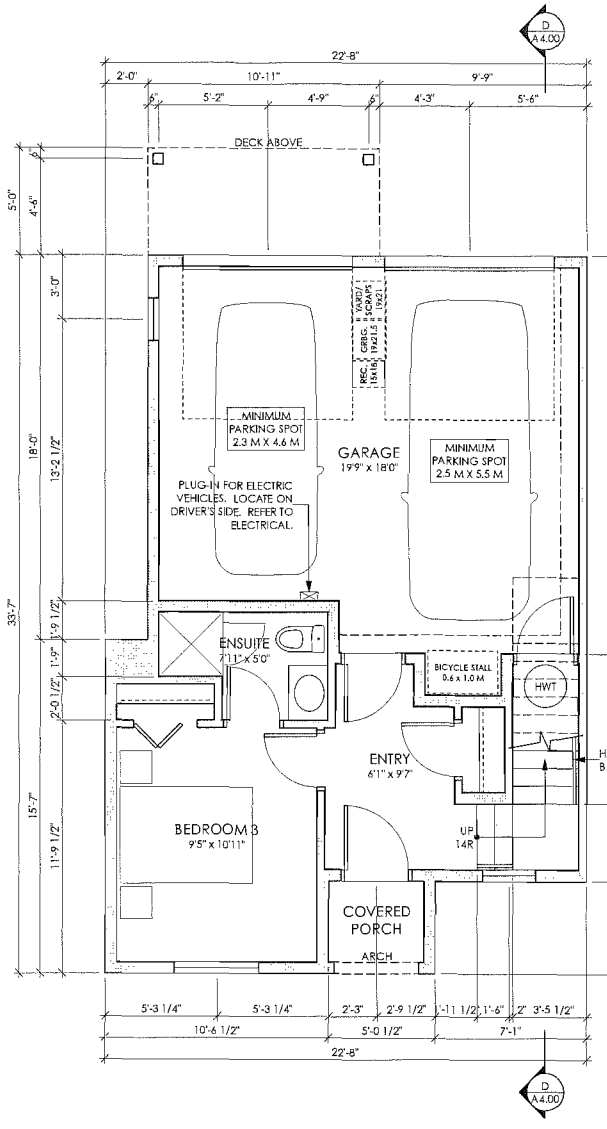
UNIT TYPE C
PLANS
(CONVERTIBLE)

SCALE 1/4" = 1'-0"

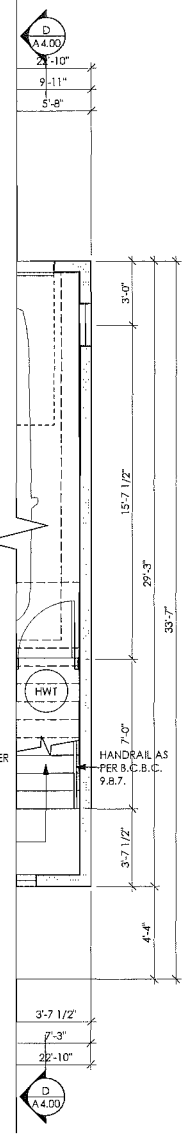
DATE JUNE 2013

SHEET A3.03

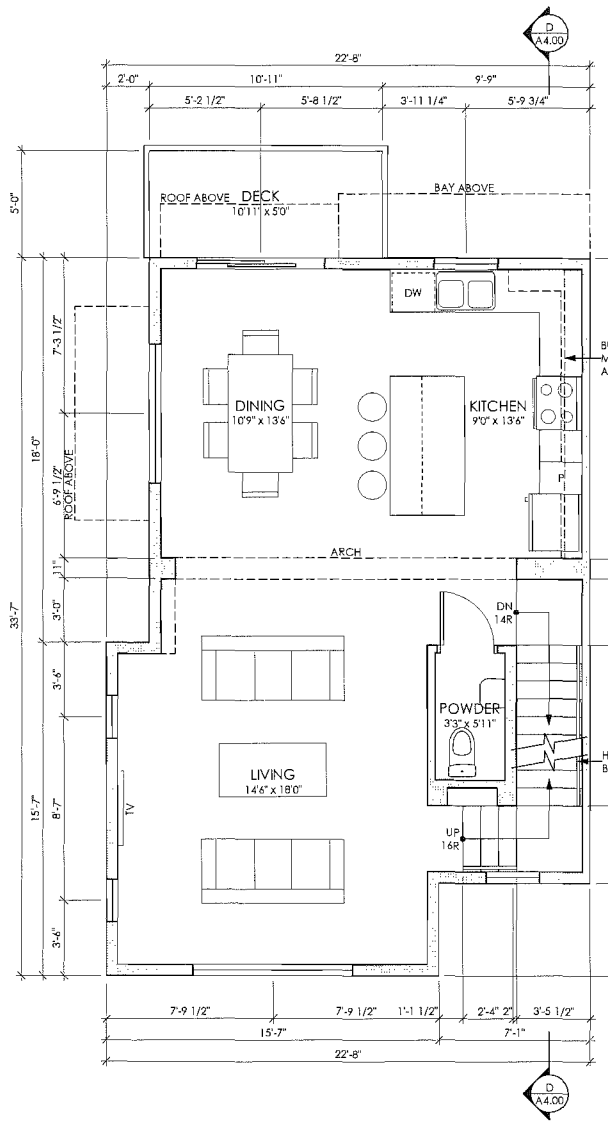
OCT 15 2014
Plan #38
DP 14-667141



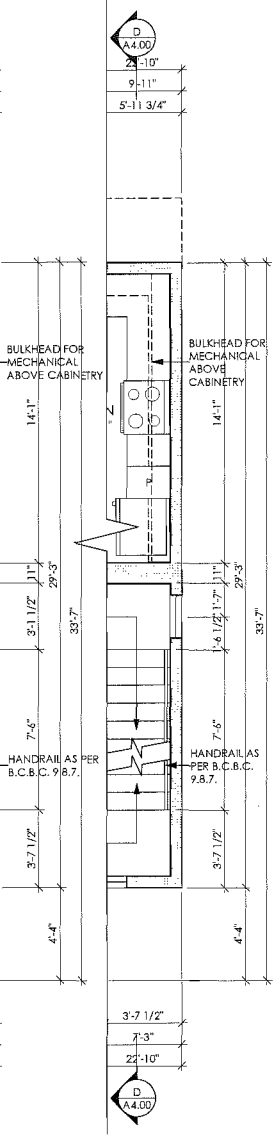
LEVEL 1 PLAN
UNIT D



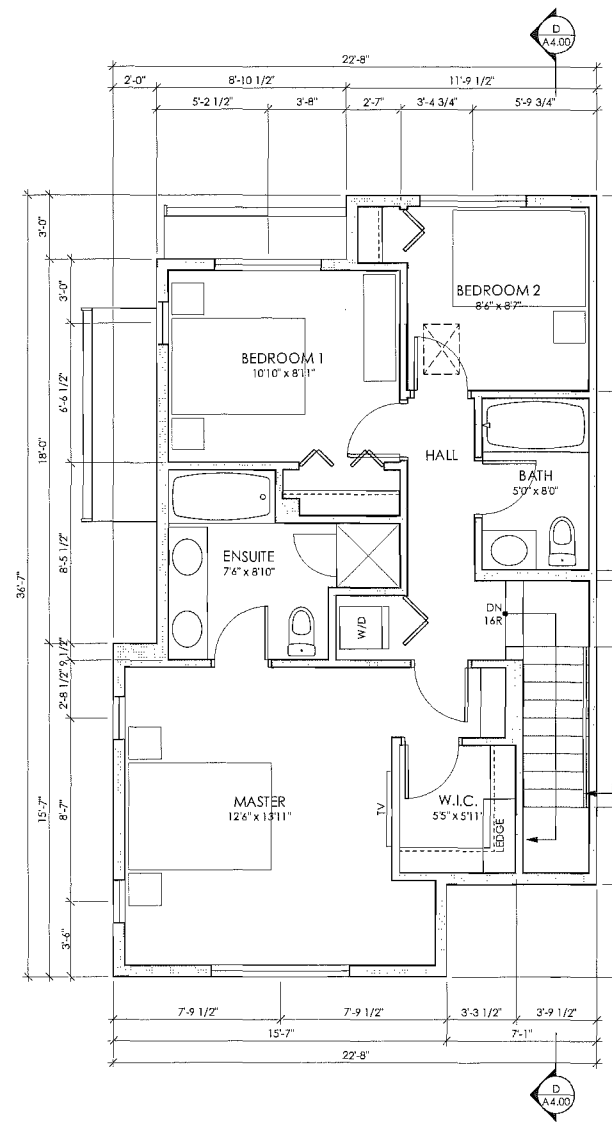
PARTIAL LEVEL 1 PLAN
UNIT DS



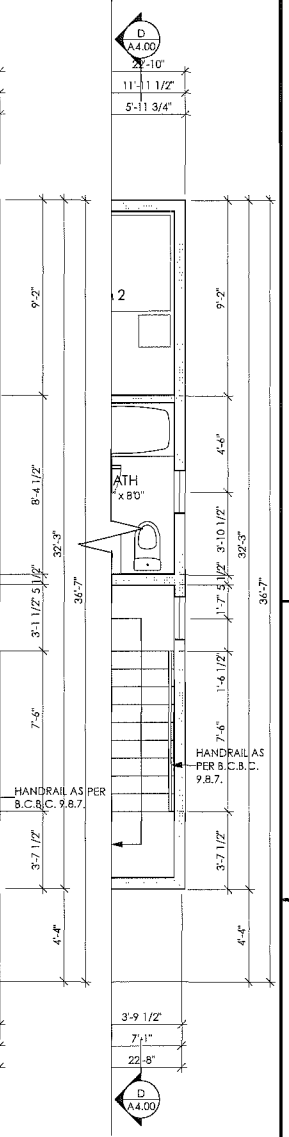
LEVEL 2 PLAN
UNIT D



PARTIAL LEVEL 2 PLAN
UNIT DS



LEVEL 3 PLAN
UNIT D



PARTIAL LEVEL 3 PLAN
UNIT DS

NOTES:
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4. DOORS TO HAVE LEVER-TYPE HANDLES
5. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)

UNIT TYPE D FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	672.7 SF	694.5 SF	729.9 SF	**2097.1 SF**
EXCLUSIONS	422.1 SF	59.7 SF	38.9 SF	**520.7 SF**
NET	250.6 SF	634.8 SF	691.0 SF	**1576.4 SF**

UNIT TYPE DS FLOOR AREAS

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
GROSS	677.6 SF	699.4 SF	735.3 SF	**2112.2 SF**
EXCLUSIONS	427.0 SF	58.0 SF	40.6 SF	**525.6 SF**
NET	250.6 SF	641.4 SF	694.7 SF	**1586.6 SF**

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

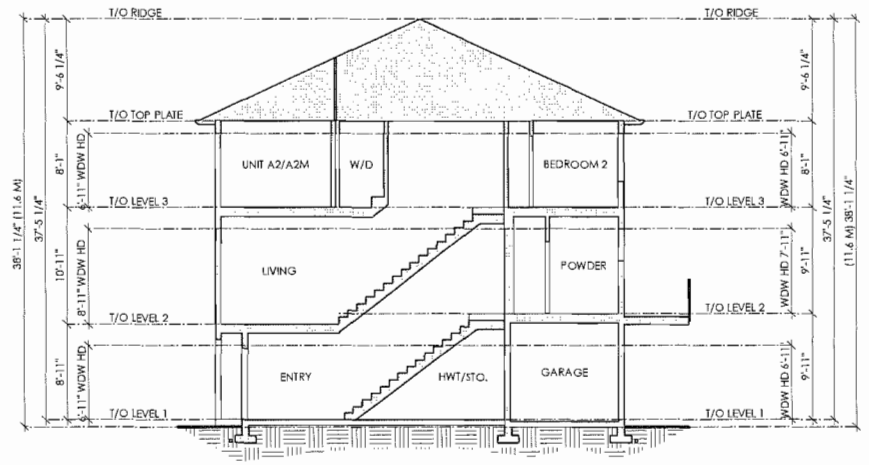
UNIT TYPE D/DS PLANS

SCALE 1/4" = 1'-0"

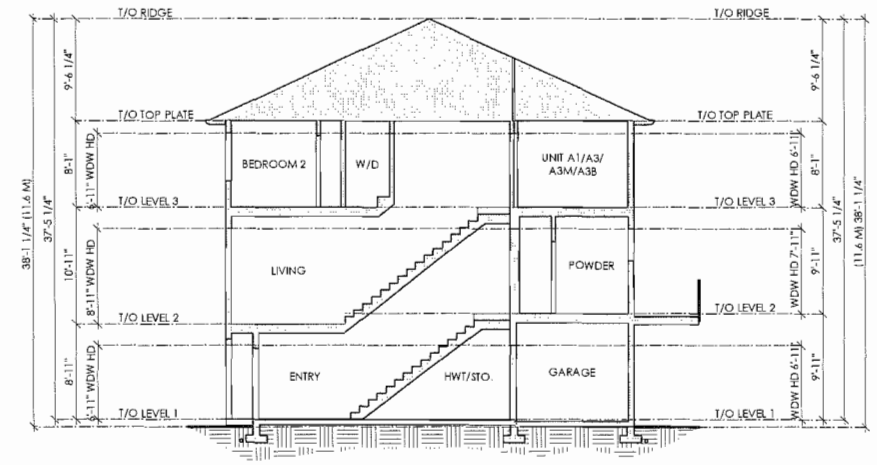
DATE JUNE 2013

SHEET A3.04

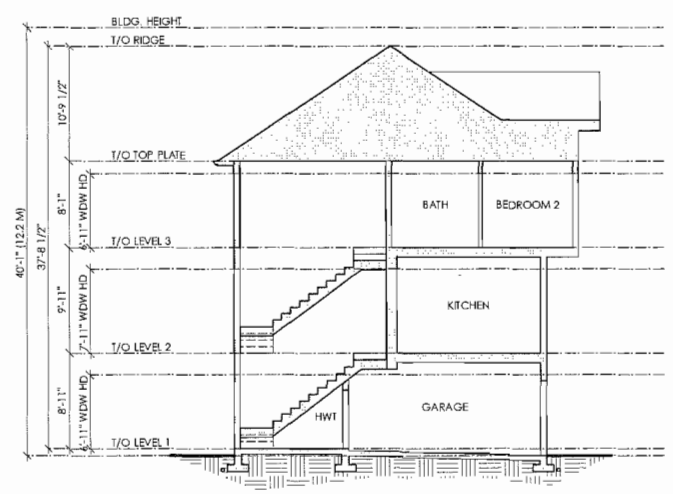
OCT 15 2014
Plan #39
RZ 14-679474



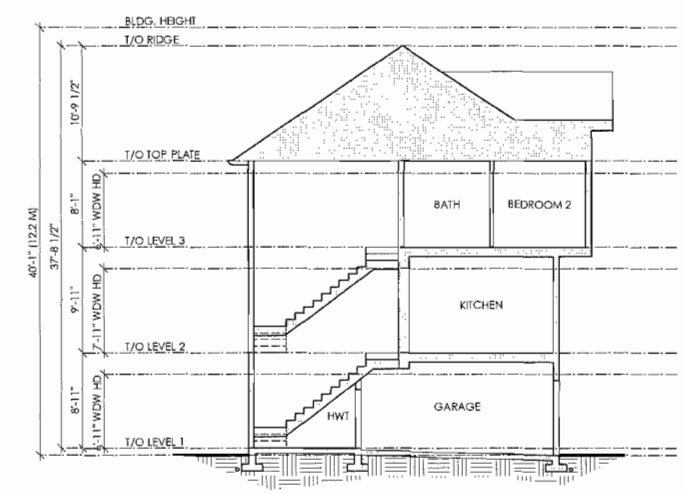
UNIT SECTION A-A
UNIT A1/A3/A3B/A3M



UNIT SECTION B-B
UNIT A2/A2M



UNIT SECTION C-C
UNIT C



UNIT SECTION D-D
UNIT D/DS

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

UNIT SECTIONS

SCALE 1/8" = 1'-0"

DATE JUNE 2013

SHEET A4.00

OCT 15 2014 Plan #40
DP 14-667441

COLOUR SCHEME C
FRONT ELEVATION

COLOUR SCHEME C
RIGHT SIDE ELEVATION

COLOUR SCHEME C
REAR ELEVATION

COLOUR SCHEME C
LEFT SIDE ELEVATION

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PROJECT

JAYDEN MEWS

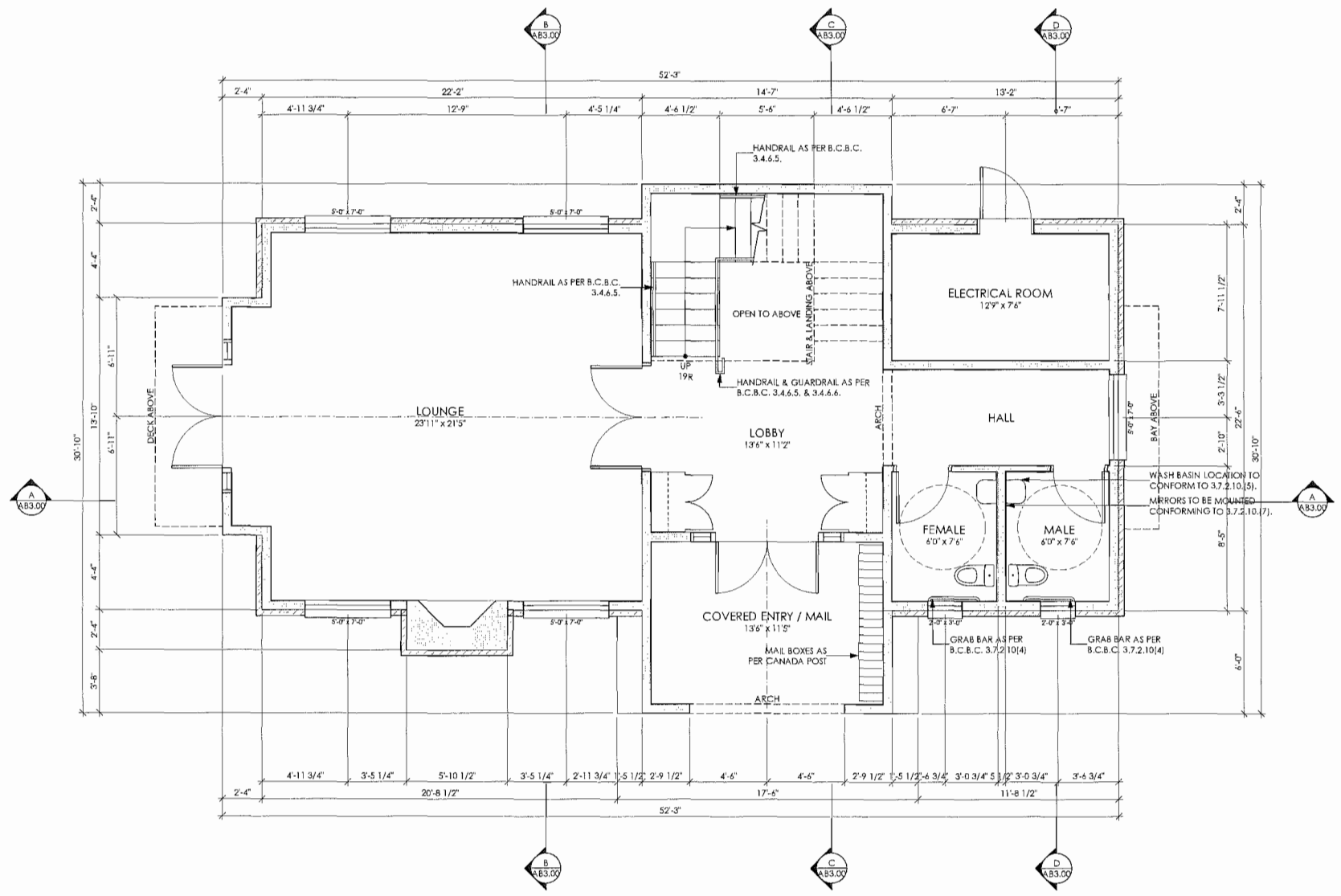
9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

AMENITY COLOUR SCHEME

SCALE	SHEET
NTS	AB1.00
DATE JUNE 2013	

Plan #141
OCT 15 2014
14-799-71 DP

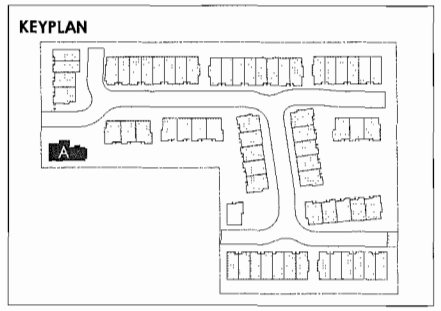


LEVEL 1 PLAN
AMENITY BUILDING

AMENITY BUILDING FLOOR AREAS

	LEVEL 1	LEVEL 2	TOTAL
GROSS	1290.6 SF	1170.5 SF	**2461.1 SF**
EXCLUSIONS	0.0 SF	0.0 SF	**0.0 SF**
NET	1290.6 SF	1170.5 SF	**2461.1 SF**

KEYPLAN



NOTES:
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3. DOORS TO HAVE LEVER-TYPE HANDLES
4. PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES THAT CONFORM TO 3.7.2.3.(4) AND 3.7.2.10(3)(d)
5. MIRRORS TO BE MOUNTED CONFORMING TO 3.7.2.10.(7).
6. WASH BASIN LOCATION TO CONFORM TO 3.7.2.10.(5).

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

AMENITY
LEVEL 1 PLAN

SCALE 1/4" = 1'-0"

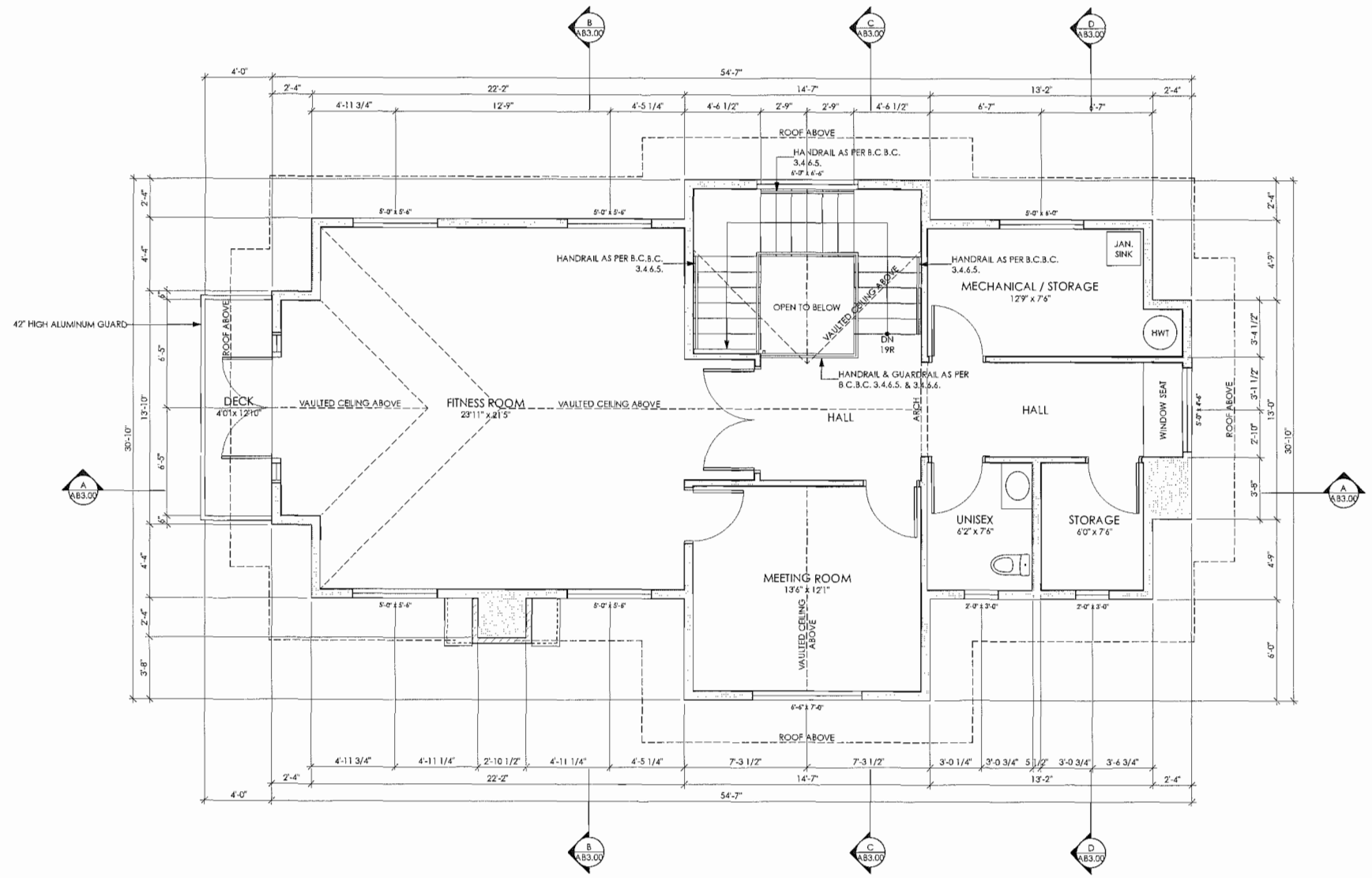
DATE JUNE 2013

SHEET AB2.00

Plan #42

OCT 15 2014

13-667441

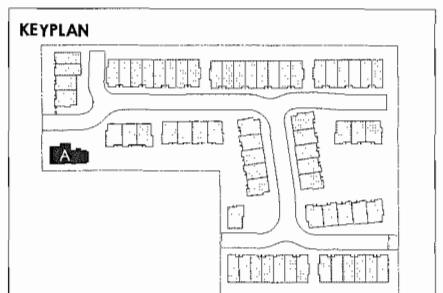


LEVEL 2 PLAN
AMENITY BUILDING

AMENITY BUILDING FLOOR AREAS

	LEVEL 1	LEVEL 2	TOTAL
GROSS	1290.6 SF	1170.5 SF	**2461.1 SF**
EXCLUSIONS	0.0 SF	0.0 SF	**0.0 SF**
NET	1290.6 SF	1170.5 SF	**2461.1 SF**

KEYPLAN



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3. DOORS TO HAVE LEVER-TYPE HANDLES
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5. MIRRORS TO BE MOUNTED CONFORMING TO 3.7.2.10.(7).
6. WASH BASIN LOCATION TO CONFORM TO 3.7.2.10.(5).

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

AMENITY
LEVEL 2 PLAN

SCALE 1/4" = 1'-0"

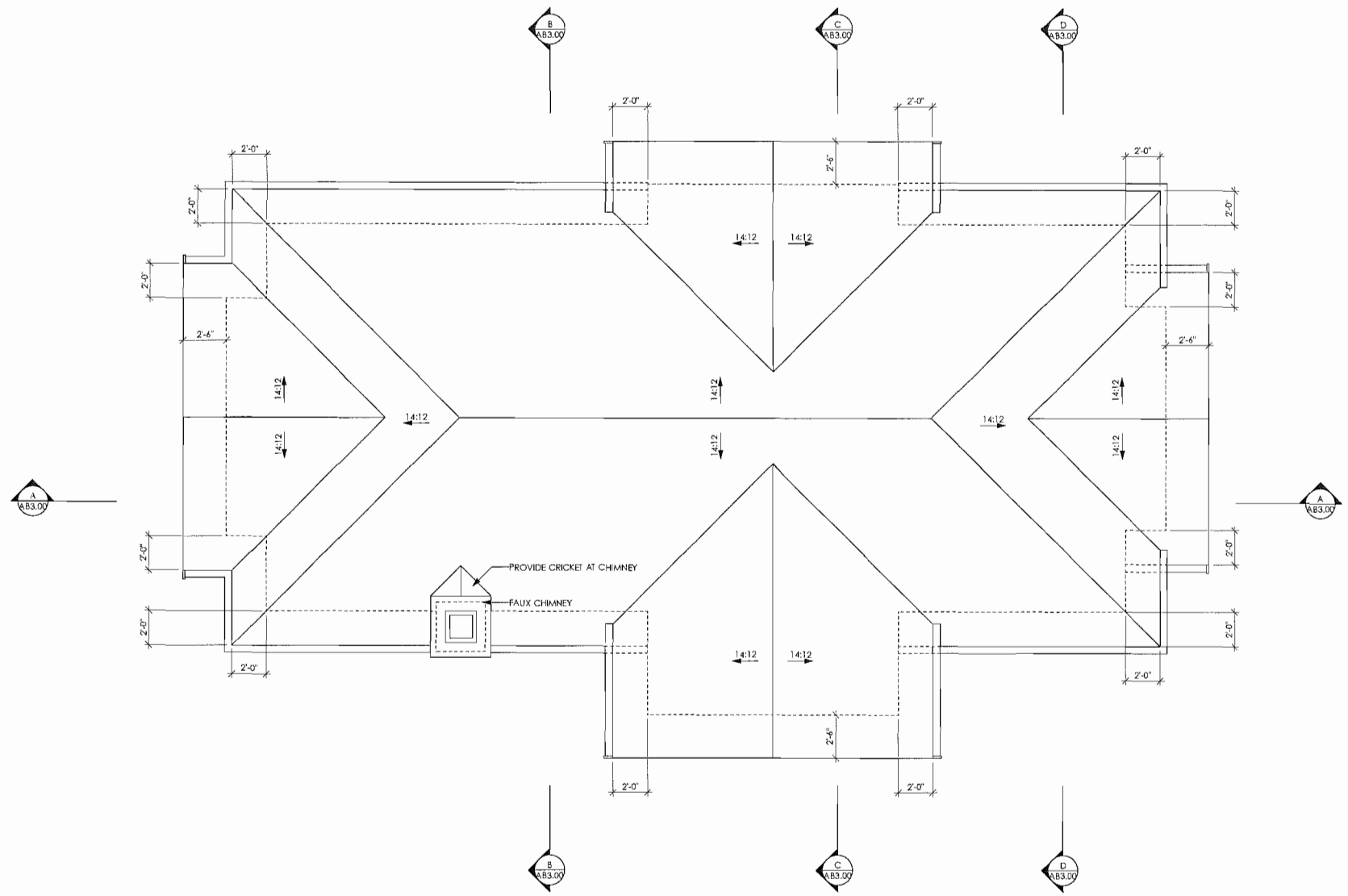
DATE JUNE 2013

SHEET AB2.01

Plan #43

OCT 15 2014

14-697-41 01



ROOF PLAN
AMENITY BUILDING

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ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

DRAWING

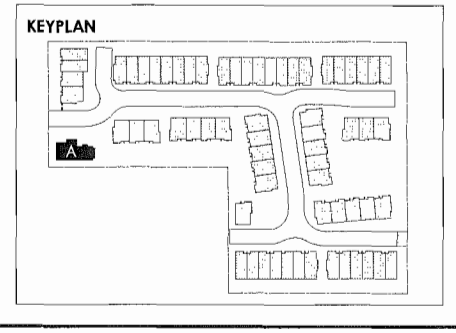
AMENITY
ROOF PLAN

SCALE 1/4" = 1'-0"

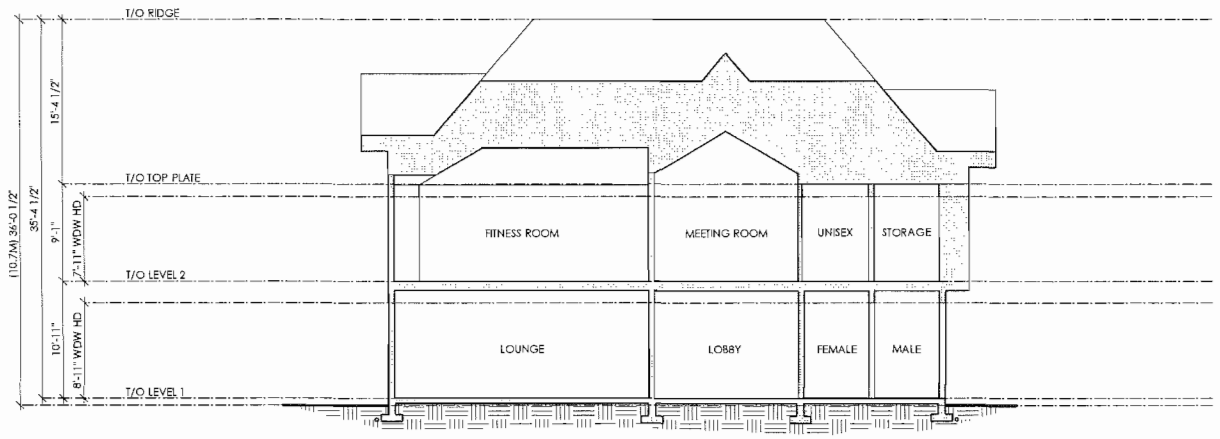
DATE JUNE 2013

SHEET AB2.02

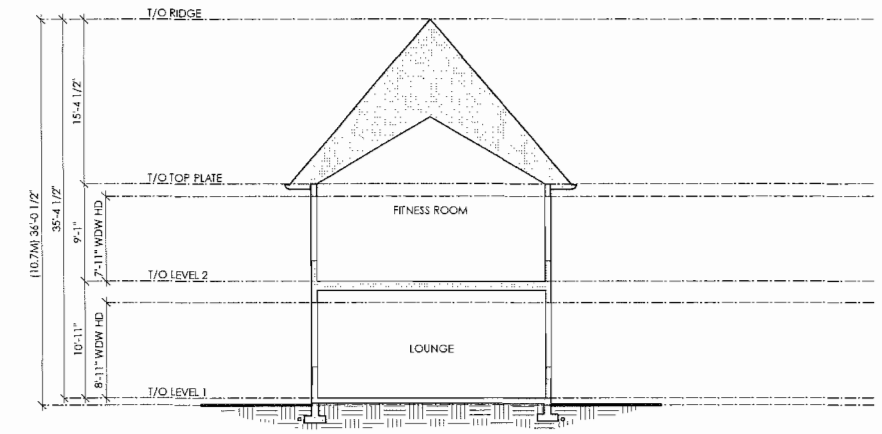
KEYPLAN



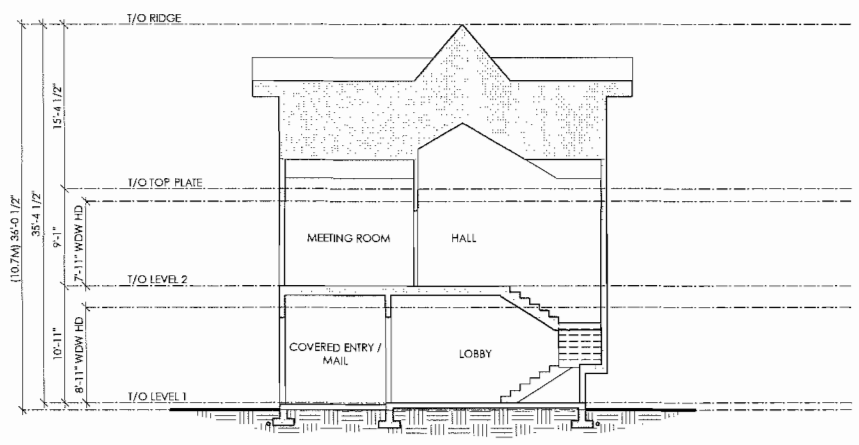
Plan #44
OCT 15 2014
DP 14-667441



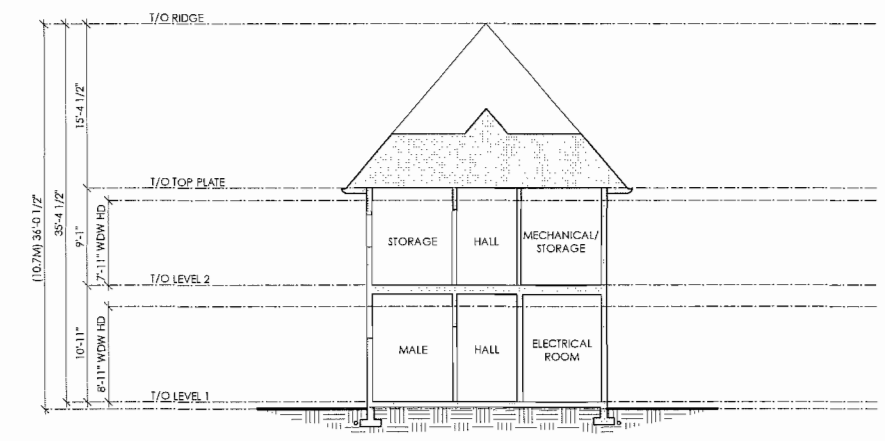
SECTION A-A
AMENITY BUILDING



SECTION B-B
AMENITY BUILDING

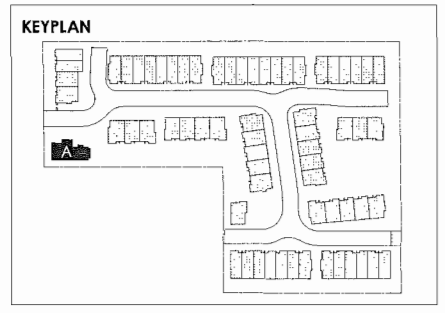


SECTION C-C
AMENITY BUILDING



SECTION D-D
AMENITY BUILDING

KEYPLAN



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REVISIONS

ISSUED FOR REZONING/DEV. PERMIT	NOV. 4, 2013
ISSUED FOR COORDINATION	FEB. 25, 2014
ISSUED FOR CLIENT REVIEW	MAR. 17, 2014
ISSUED FOR COORDINATION	MAR. 25, 2014
REISSUED FOR DEVELOPMENT PERMIT	APR. 7, 2014
ISSUED FOR A.D.P.	APR. 28, 2014
REISSUED FOR DP (SITE PLAN ONLY)	JUNE 17, 2014
REISSUED FOR A.D.P.	JUNE 30, 2014
REISSUED FOR A.D.P.	JULY 14, 2014
ISSUED FOR COORDINATION	AUG. 8, 2014
ISSUED FOR BUILDING PERMIT	AUG. 13, 2014
ISSUED FOR PRICING	AUG. 20, 2014
REISSUED FOR DEVELOPMENT PERMIT	AUG. 22, 2014

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PROJECT

JAYDEN MEWS

9700 ALEXANDRA ROAD
RICHMOND, BC

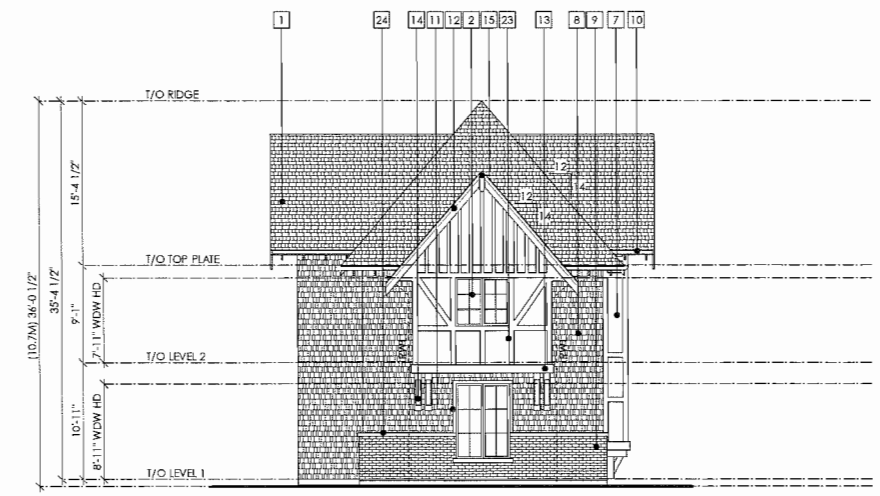
DRAWING

AMENITY SECTIONS

SCALE	SHEET
1/8" = 1'-0"	AB3.00
DATE JUNE 2013	

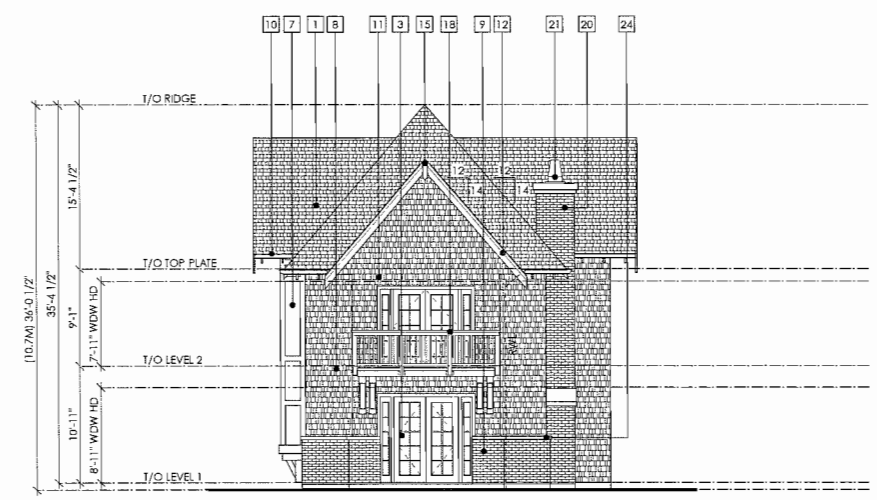
Plan #45
OCT 15 2014
RZ 09-474

FRONT ELEVATION
AMENITY BUILDING



RIGHT SIDE ELEVATION
AMENITY BUILDING

REAR ELEVATION
AMENITY BUILDING

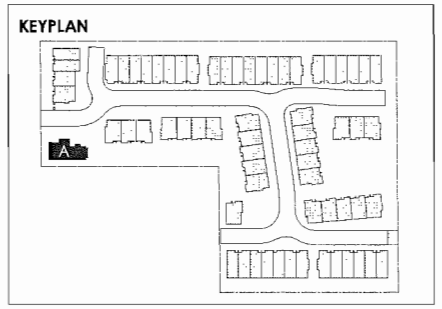


LEFT SIDE ELEVATION
AMENITY BUILDING

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED FIBRE CEMENT BOARD W/ 1X WOOD TRIMS	13 PAINTED 2X10 BELLY BOARD	19 VERTICAL WOOD SLAT PRIVACY SCREEN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	8 PAINTED HARDIE SHINGLE	14 PAINTED WOOD BRACKETS	20 FAUX CHIMNEY
3 INSULATED METAL PANEL DOOR	9 BRICK SIDING	15 GABLE FINIAL	21 METAL CHIMNEY CAP
4 PAINTED METAL PANEL ROLL UP GARAGE DOOR	10 PREFINISHED METAL FASCIA GUTTER	16 PAINTED WOOD DENTIL	22 METAL SECURITY GATE
5 DOUBLE PANED SEALED UNIT VINYL SLIDERS	11 PAINTED WOOD TRIM	17 WOOD CLAD PANEL POST	23 WOOD PLANT SHELF
6 3" EXPOSURE HORIZONTAL VINYL SIDING	12 PAINTED 2X BARGE BOARD WITH 1X TRIM	18 ALUMINUM RAILING	24 CONCRETE CAP
			25 6" EXPOSURE FIBRE CEMENT PLANK SIDING

KEYPLAN



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DRAWING

AMENITY ELEVATIONS

SCALE	SHEET
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DATE: JUNE 2013	

Plan #46

OCT 15 2014

DP 14-667441