



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

**To:** Development Permit Panel

**Date:** January 15, 2010

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 09-472862

**Re:** **Application by 797460 B.C. LTD. for a Development Permit at 9371 and 9411  
Alexandra Road**

**Staff Recommendation**

That a Development Permit be issued which would permit the construction of mixed-use residential/commercial development that consists of two – four storey buildings to accommodate a 139 unit residential apartment complex which includes eight (8) affordable housing units and a 369m<sup>2</sup> commercial space at 9371 and 9411 Alexandra Road on a site zoned “Residential / Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)”.

Brian J. Jackson, MCIP  
Director of Development

BJJ:dj  
Att.

## Staff Report

### Origin

797460 B.C. LTD. has applied to the City of Richmond for permission to develop 9371 and 9411 Alexandra Road for a 139 unit apartment complex which include 8 affordable housing units, above one level of parking and a small commercial retail space that fronts onto Alexandra Road. The site is being rezoned for the proposed development that currently contains a single family home on each property.

The site is being rezoned from “Residential – Single Detached, Subdivision F (RS1/F)” to “Residential / Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)” for this project under Bylaw 8494 (RZ 08-410760). The Bylaw has received third reading.

As a condition of rezoning, a separate Servicing Agreement (SA 09-486465) is required for road upgrades and frontage improvements to Alexandra Road and Tomicki Avenue, service connections, water and storm upgrades and sanitary sewer.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the North: Future Tomicki Avenue and existing single-family lots currently zoned “Residential – Single Detached, Subdivision F (RS1/F)”. The area north of the site is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan - Alexandra Neighbourhood. The City is currently reviewing a rezoning application for a 186 unit apartment condominium complex as part of RZ 09-453123.
- To the East: An existing single-family house on a site currently zoned “Residential – Single Detached, Subdivision F (RS1/F)”. The parcel is designated “Residential Area 1” (townhouse, low-rise apartments) in the West Cambie Area Plan - Alexandra Neighbourhood.
- To the South: Alexandra Road and existing single-family lots zoned “Residential – Single Detached, Subdivision F (RS1/F)”. The site is designated “Mixed-Use” (hotel, office and street front retail commercial) in the West Cambie Area Plan - Alexandra Neighbourhood. The City has received a rezoning application for a retail mall that will house a Wal-Mart store as part of RZ 03-235259.
- To the West: A vacant parcel zoned “Residential – Single Detached, Subdivision F (RS1/F)”. The site is designated “Mixed-Use” (housing over small floor plate retail) in the West Cambie Area Plan - Alexandra Neighbourhood.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The applicant and staff have worked together on these items and the applicant’s responses are listed in *italics*:

- Design development of the parkade wall along the west and east property lines to minimize the impact on adjacent properties. The applicant will investigate the feasibility of lowering the nose of the parking stalls at the perimeter of the parking structure level to soften the slope and improve transition between grades;
  - *Given the current grade levels in the area, achieving the desired floor elevation for the residential units would result in a grade difference of approximately 3.0 meters (approximately 10 feet) above the existing grades on the adjacent properties, leaving a tall and blank looking concrete wall along the length of the property. To mitigate the appearance of a blank wall on these properties until they redevelop to their potential, the applicant has lowered the height of the parkade along the edge by 0.3 meters. The remaining face of the wall is to have chain-link fencing material attached to the face for the purpose of growing vines. The natural appearance of the vines will help mitigate the visibility of the wall and will not impede the development potential when these properties are ready for redevelopment.*
- Consider opportunities for plant areas proposed to be treated with sod and further development of the landscape plan including hard surface treatment;
  - *the applicant has provided an outdoor amenity area that has an abundance of open lawn area as shown in the attached landscaping plan.*
- Consider design improvements to address privacy concerns between interior corner units and overlook impacts between balconies;
  - *the applicant has adjusted view angles to heighten privacy concerns and many of the balconies have been recessed into the unit to provide additional privacy.*
- Consider incorporation of weather protection for bicycle storage areas;
  - *Short term bike storage is provided underneath a glass-covered trellis as shown on the submitted landscaped drawings as well as between the two residential buildings.*
- Demonstrate SU-9 turning movements to the satisfaction of Engineering Transportation;
  - *The applicant has provided information to allow for vehicles such as a SU-9 type vehicle to manoeuvre within the site to and from the loading dock along the eastern edge of the site.*
- Investigate opportunities to narrow the drive aisle access to Alexandra Road.
  - *The applicant has narrowed the access which offered space to provide a pick-up area for recycling bins.*

The Public Hearing for the rezoning of this site was held on July 20, 2009. At the Public Hearing, there were no written submissions from the public and no submissions from the floor about the rezoning application.

**Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the ZMU16.

**Zoning Compliance/Variances**

No variances have been requested nor required. Submitted information in compliance with ZMU16 zoning requirements as shown in the Development Application Data Sheet (**Attachment 1**).

**Advisory Design Panel Comments**

The Advisory Design Panel reviewed the submitted design and landscaping drawings at the September 23, 2009 meeting where it supported the proposal to proceed to Development Permit Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 23, 2009 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 West Cambie Area Plan – Alexandra Neighbourhood Development Permit Guidelines, identifies the subject site is located within two neighbourhood character areas, “Character Area 3 – The High Street” on the western half of the site and “Character Area 4 – Medium Density Housing” along the eastern half.
- The intent of the High Street is to be the heart of the Alexandra neighbourhood by providing a variety of uses for people to shop, work and socialize. The applicant has responded with the provision of a small retail component fronting Alexandra Road with residential units above.
- In keeping with the animated street frontage of the High Street, the zoning allows for the orientation of the commercial space to be located at the zero lot line at the front property line on Alexandra Road and the western property line to provide little or no break in the continuation of the frontage. As the sites to the east are intended for medium density residential, a break for pedestrian and vehicle access borders between the east property line and the commercial frontage.
- The commercial frontage will have canopies that extend beyond the property line. While the City supports covered sections along store frontages, an encroachment agreement will need to be signed and registered prior to the issuance of the Development Permit.
- In accordance with the West Cambie Area Plan – Alexandra Neighbourhood, the first level units along Tomicki Avenue establish an uninterrupted, outward orientated interface with the street frontages by introducing communal entry features, entry features associated with private patios, building recesses and a range of building materials. With the desired residential floor elevation 1.9 meters (6'-3") above Tomicki Avenue it was difficult and visually awkward to provide direct pedestrian access to the four units and emergency exit to the street. The applicant has improved the situation by providing planting areas in terraced planters.

- A minimum required 2.6 m GSC elevation for habitable areas requires that existing grade of Alexandra Road must be increased to achieve the proper grade to the commercial frontage. Grading details for the Alexandra Road and the new Tomicki Avenue is part of the Servicing Agreement that is applicant is making with the City as one of the rezoning conditions associated with this project.
- To mitigate the visual impact of the east and west walls of the parkade level, these walls will be finished with hanging vines that will be supported by a chain link fence attached to the wall. The vines will remain until the adjacent sites are redeveloped to their potential.

### ***Urban Design and Site Planning***

- The proposal is a four level plus mezzanine residential/commercial complex consisting of 139 units of residential apartments and a 369m<sup>2</sup> (3,970 ft.<sup>2</sup>) of commercial space on the ground floor. The commercial space fronts Alexandra Road and contributes to the planned neighbourhood "High Street". The proposal also provides indoor and outdoor amenities for the residents and a end-of-trip shower facility for bike users in the commercial section of the development. The complex is divided into two separate buildings over a single-level parkade. Building 1 fronts Alexandra Road and contains the commercial component of the project with residential units above and the indoor amenity space for the complex. Building 2 contains residential units that fronts the future Tomicki Avenue, and houses the bulk of the units that will overlook the outdoor amenity area.
- As mentioned earlier, the commercial component of this development on Alexandra Road is on the western part of the site, leaving vehicular and pedestrian access along the eastern edge of the property as a break between the commercial frontage along the High Street and the residential development that is to occur east of the subject site.
- The Indoor Amenity Area is located on the ground level of Building 1. It allows for multiple uses and because of its location at the northern end of the building, has access to an outdoor patio and further into the outdoor amenity area.
- Vehicular access off Alexandra Road leads up a ramp, directing traffic to either the residential drop-off loop straight ahead, or, by turning left at the top of the ramp, leading residents through the commercial and visitor parking stalls to the underground resident parking. Visitor parking is also provided in the drive aisle loop in close proximity to the entry to the residential units. Additional visitor parking is supplied through the shared use of the commercial stalls between Building 1 and the commercial space.
- To provide the correct amount of space in the underground parkade, the applicant will be providing tandem parking stalls. A tandem parking covenant will need to be registered prior to the issuance of the Development Permit to ensure the tandem stalls are assigned to the same unit.
- Pedestrian access off Alexandra Road is located directly east of Building 1. Pedestrians are led to the residential entries through the trellis entry feature and up a sloping incline that leads them to the main entries of the residential buildings. The common entry is accented by a translucent canopy from the drop-off loop, directing people to the two buildings on either side of the canopy. Heading straight through the canopy, space opens up to introduce the outdoor amenity area which consists of lawn space, a play area, landscaped area and places for seating.
- Pedestrian access is also provided along the future Tomicki Avenue is provided via well identified access points that lead the to the individual ground level units and the sides of the complex.

- Long term bike parking is supplied in the underground parkade in secure areas. Short term bike parking is on the ground level with racks located along the eastern edge of the drive-aisle loop, on each side of the buildings entry area and the east side of the commercial space.
- The applicant has provided a additional separation to address ADP concerns to the closeness of Buildings 1 and 2 as outlined in their comments (**Attachment 2**). They have responded well to creating a wider opening between the buildings by folding back the south end of Building 2. The additional landscaping provided in front of the ground level end unit contribute to address the privacy concerns raised by ADP and staff.

### ***Architectural Form and Character***

- Overall, the proposal is of contemporary design with the addition of some vertical massing at the centre and corners of the buildings that add to the interest of the proposal.
- The residential units have private outdoor space in the form of balconies and ground level patio space and an internal courtyard. The ground level patio space in Building 2 have direct access to the outdoor amenity space in the central court yard.
- The two buildings have good articulation in both the form of the building itself as well as the exterior façade materials and colour choices to help add interest and value to the project. The choice of brick finishing and glazing along the commercial frontage help differentiate it from the residential uses above.
- The roof-line follows the building perimeter which adds to the interest. Accents on the vertical massing at the centre and endings of the building provides additional interest.
- Brick is used along the lower perimeter of the building and provides a good visual base for the structure. It is also used to accent the vertical articulation, in particular the vertical projections at the centre and corners of the frontages of both streets.
- Hardi-board siding is used on the upper levels and on the outside perimeter of the buildings. They are in a horizontal pattern for the most part, combined with vertical panels in portions of the building that project above the main roof line.
- Vinyl siding is used in the interior of the complex in a horizontal and shake pattern. The horizontal pattern is also found in recessed areas on the outdoor perimeter of the buildings.
- Colour choices conform to the area design guidelines and consist of bright and warm colours. This will give a positive image on grey days.

### ***Landscape Design and Open Space Design***

- The applicant has addressed the landscaping comments made by the Advisory Design Panel (ADP) contained in **Attachment 2**. An important change is the provision of lawn in the amenity area as well as along the east side of the site – both of which are above the parkade.
- The applicant retained an Arborist to provide a report at the rezoning stage to establish the number and quality of existing trees on the site. The report outlined the need to remove a total of 35 trees on the site to accommodate the development. Detailed information is provided in the Tree Management section of this report.
- The submitted landscaping plan provides information on the types and arrangement of planting as well as providing information to the arrangement of pedestrian movement within the site.
  - The new off site street trees will be confirmed by the Parks Department when determining the type and arrangement of trees that will be planted along the commercial frontage of Alexandra Road and Tomicki Avenue.
  - Pedestrian access to the site off Alexandra Road is through a trellis feature leading up an incline to face a water feature that separates access to the commercial parking to the left

and the residential buildings to the right. Pedestrian routes leading to the residential buildings will be easily identified as pavers bordering the pathway that cross the internal drive aisle. The applicant has addressed comments by the ADP to make the pedestrian movement easier by providing a more direct path to the entry of the buildings.

- Some of the ground floor units in Building 1 will have direct access to the outdoor ground space from their outdoor patios. All the ground floor units in Building 2 will have direct access to the ground floor amenities.
- There is a transition from the semi-private space at the front entry to the buildings to the outdoor amenity area. The four foot high open metal fence that allows viewing from the front entry area to the buildings to the outdoor amenity space.
- Landscaping is provided in landscaped terraces along Tomicki Avenue that provide a gradual grade transition from the sidewalk to the individual patio of the units that front onto that street.
- The applicant has changed the landscape terrace design that is shown on the last page of the submitted landscape drawings and will form as part of the submitted drawings.

### ***Tree Management***

- The applicant submitted an Arborist Report and tree plan as part of the rezoning process and has been reviewed by the City's Tree Preservation Coordinator and the Parks Department. The following chart outlines the synopsis of the report:

Tree Location	# of trees	Retention/Removal	Compensation
On-site	35	Removal as a result of the building form proposed, which is residential units above a level of parking, and commercial space at grade resulting in trees within the building envelope.	Replacement planting at a ratio of 2:1 for the removal of on-site trees in accordance with the OCP.
Joint ownership	4	Removal of three (3) trees located along the western property line, and one (1) tree located along the eastern property line, which are not able to survive impacts associated with the proposed development.	Written confirmation from the adjacent property owners is required in order to remove these trees.
Neighbouring property	10	Removal of these trees, which are within close proximity of the property line and will be impacted by the form of development proposed on the subject site.	Written confirmation from the adjacent property owners is required in order to remove these trees.
City property	10	Two (2) of the ten (10) City trees identified for removal along the Alexandra frontage are located in front of the western adjacent property (9331 Alexandra Road). Removal of the ten (10) trees is necessitated by the proposed increase in road elevation to 2.6 m geodetic and development proposed along the Alexandra Road frontage.	The individual trees were assessed by the Parks Department and an appropriate replacement value associated with each tree. The total compensation required as a condition of rezoning is \$5,500.  New street trees will be required in association with the Servicing Agreement.

- The submitted landscape plans identified the number of new tree plantings to be done on-site. The following chart identifies the numbers provided compared to the required in accordance with policy.

Number of on-site trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
35	70	43	27 (deficit)

- Given the deficit, the applicant will make a voluntary contribution of \$13,500.00 to the City's Tree compensation fund as part of the Development Permit consideration.

#### ***Public Art***

- The applicant has initiated contact with the City's Public Art coordinator to install a water feature inside the complex (on private property) between the access points to the front lobbies of the residential buildings and the commercial parking. As well, the applicant will be providing a voluntary contribution toward the public art fund of \$75,840.00, as per Alexandra Neighbourhood Guidelines. This contribution has been secured through the rezoning.

#### ***Affordable Housing***

- The applicant has supplied eight (8) units to be secured for affordable housing. The units are located on the first two floors of Building 1 and Building 2, and are identified on the Development Permit Plans. The provision of affordable housing allows the applicant to achieve a density bonus of 0.2 Floor Area Ratio (FAR) to achieve the proposed development FAR of 1.6 as permitted in the ZMU 16 zone.
- The affordable housing units will be secured through a Housing Agreement as a condition of rezoning.

#### ***Crime Prevention Through Environmental Design***

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good illumination while ensuring that no unwanted light spills onto adjacent properties.
- The location and orientation of the indoor amenity space creates opportunity for passive surveillance of the outdoor amenity area in addition to the entry loop.
- The commercial space along the Alexandra Road frontage is designed to establish visual interest at the pedestrian scale and to encourage pedestrian activity along the street.
- First level units along the Tomicki Avenue frontage include individual patios and street level access via staircases integrated into the terraced landscaped planters, which establish a visual relationship with the street and increase casual surveillance.

#### ***Aircraft Noise Mitigation***

- As per the Aircraft Noise Sensitive Development policy (ANSO), an acoustical report was submitted which provided information to achieve the policy standard noise levels (with windows and doors closed):

Bedrooms	35 dB
Living, dining, and recreation rooms	40 dB
Kitchen, bath, hallways and utility rooms	45 dB

- The report provides an outline to help the architect design and select appropriate building materials and methods of installation that would achieve the required noise levels listed above.
- The report concludes that the use of mechanical ventilation and central air conditioning be incorporated in the construction.

***Barrier-Free Access***

- The proposed development has taken advantage of the provisions of the Zoning Bylaw that allows for the exemption of 1.86m<sup>2</sup> (20 ft<sup>2</sup>) per dwelling unit, provided the unit incorporates all the basic universal housing features described in Section 4.16 of Zoning Bylaw 8500 (Basic Universal Housing Features). The intent is to facilitate ready access, use and occupancy of a dwelling unit by a person with a disability.
- The location of the units that incorporate these basic features are identified on the submitted architectural floor plans by the unit type followed by a "HC". Out of the 139 residential units in this proposal, 61 of these units are identified as meeting the basic universal housing features in the Zoning Bylaw and 113.3m<sup>2</sup> (1,220 ft<sup>2</sup>) is exempted from the total floor area calculation.

***Sustainability***

- The application is supporting alternative modes of transportation by providing an end-of-trip facility in the commercial area.
- The applicant is proposing a pedestrian-scale streetscape along both Alexandra Road and Tomicki Avenue to add not only animation to the streetscape but value to neighbourhood.
- The residential units will provide energy efficient appliances and water saving appliances and faucets.
- The site is close to a major transit corridor and is close to bus stops for convenient use.

***Floodplain Management and Implementation Strategy***

- The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. In accordance with the Flood Management Strategy, a Flood Plain restrictive covenant, specifying the minimum flood construction level is secured through as a condition of rezoning.

**Conclusions**

The proposed development responds well to the West Cambie Area plan – Alexandra Neighbourhood guidelines and to the two Character Area Neighbourhood Guidelines in particular. The proposal responds well to creating a strong, street orientated frontage, particularly along the commercial High Street. The applicant has adequately resolved staff comments identified during the rezoning phase as well as the staff and Advisory Design Panel comments. Staff recommend approval of this Development Permit application.



David Johnson  
Planner

DJ:cas

Attachment 1: Development Application Data Sheet

Attachment 2: Advisory Design Panel Minutes with Applicant's Response (September 23, 2009)

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$271,673.40 (based on total floor area of 135,836.7 ft<sup>2</sup>).
- The City receiving a voluntary contribution to the tree compensation fund in the amount of \$13,500.00.
- Registration of an encroachment agreement for the canopies extending beyond the front property line for the commercial units fronting Alexandra Road.
- Legal agreement on title requiring the tandem parking stalls to be assigned to the same dwelling unit.
- An encroachment agreement be registered on title for the canopies fronting the commercial space.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit\* for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

Note:

(\*) *This requires a separate application*



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

Development Applications Division

**DP 09-472862**

**Attachment 1**

Address: 9371 and 9411 Alexandra Road

Applicant: 797460 B.C. LTD.

Owner: 797460 B.C. LTD.

Planning Area(s): West Cambie Area Plan (OCP Schedule 2.11A)

	Existing	Proposed
<b>Site Area:</b>	8103.6m <sup>2</sup>	7567.0m <sup>2</sup>
<b>Land Uses:</b>	Single Family Residential	Mixed use Residential with small Commercial
<b>OCP Designation:</b>	Character Area 3 – The High Street Neighbourhood Residential and Character Area 4 – Medium Density Housing	No change
<b>Zoning:</b>	Residential – Single Family / Subdivision F (RS1/F)	Residential/Limited Commercial (ZMU16) – Alexandra Neighbourhood (West Cambie)
<b>Number of Units:</b>	One Single-Family Dwelling	139 residential units (includes 8 units for affordable housing) and 325.2m <sup>2</sup> of commercial

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.6 FAR	1.6 FAR	none permitted
Lot Coverage:	Max. 45%	42.5%	none
Setback – Alexandra Road:	Min. 0.0m for non-residential Min. 1.2m for residential Min. 8.5m for the parking structure	0.0m for non-residential 1.2m for residential 8.5 for the parking structure	none
Setback – West Side Yard:	Min. 0.0m for non-residential Min. 1.2m for residential	0.0m for non-residential 1.2m for residential	none
Setback – East Side Yard:	Min. 12.0m for non-residential Min. 5.1m for residential	12.0m for non-residential 5.1m for residential	none
Setback – Tomicki Avenue:	Min. 5.6 m	5.6m	none
Height (m):	Max. 20.0m	15.8m	none
Lot Size:	N/A	N/A	N/A
Off-street Parking Spaces – Market Residential:	197 spaces	196 spaces	see total
Off-street Parking Spaces – Affordable Residential Units	8 spaces	8 spaces	none

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Commercial:	15 spaces	27 spaces	none
Residential Visitor Parking Spaces	28 spaces	27 spaces to be shared with commercial parking (not included in the total).	see total
Total off-street Spaces:	248 spaces (minus 10% allowable TDM reduction) = 224 spaces	231 spaces	none
Small Car spaces	Max. 33% 231 spaces x 0.33 = 77	77 spaces	none
Tandem Parking Spaces	Permitted	25 stalls	none
Amenity Space – Indoor:	Min. 70m <sup>2</sup>	105.9m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 834.0m <sup>2</sup>	866.0m <sup>2</sup>	none

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

**Wednesday, September 23, 2009 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**3. DP 09-472862 – MIXED-USE DEVELOPMENT WITH 139 RESIDENTIAL UNITS  
AND APPROXIMATELY 369 SQ. M. OF COMMERCIAL SPACE**

ARCHITECT: Marco Ciriello, F. Adab Architects Inc.

PROPERTY LOCATION: 9371/9411 Alexandra Road

*(At this juncture, Thomas Leung left the meeting)*

**Panel Discussion**

*Comments from the Panel were as follows:*

- In general, the project is successful, however Buildings 1 and 2 are too close to each other and have an uncomfortable relationship, vehicle loop seems to be redundant; if addressed, will reduce the amount of hard landscaping and add more common open space; side access seems circuitous; a lot of drive aisle and does not seem efficient; articulation of buildings is good; materials and colour palette, window proportions and parapets are nice and successful; agree with staff's comment that commercial frontage could use some weight by widening the columns; parkade walls should be treated as a landscape piece as suggested by staff and not just sheer concrete walls; agree with staff's comments that entry points to the buildings may benefit from allowing soft landscaping;
- Spatial separation between the two buildings is inadequate; looks very close; ground plane lacks some green; very excessive use of pavers; concern on interface of west property line with the entry ramp and adjacent property; massing of the buildings is nice; articulation of the various volumes on top and bricks on long buildings may not work out well; retail component of the project is fine; ground stock is nice, however consider using a different colour of brick to articulate it further; notice some differences between the plans and the model; conflicting information on the floor plans in the area behind the commercial space; concern on the bedroom space in affordable unit in Building 1 that faces the turnaround loop; buffer between the turnaround loop and walkway is minimal; increase walkway width, add more landscaping or consider other treatments; a very good project;
- different viewpoint on the proximity of the two buildings; like the cozy feel; affordable units contain some adaptable and accessible features; consider adding adaptable features

in each type of units (affordable and upscale) to serve the adaptability needs of families with older family members;

- pleased to see that project is considering public art; choice of site which is near a water feature is appropriate; consider ideas on public art from the City Centre Public Art Plan which is being finalized; youth prefers pop art and interactive park;
- very well-designed project considering the long and narrow site; appreciate that the Panel's concerns in the last meeting have been addressed; further articulation needed in the façade of the buildings along Alexandra Road; sides have long wall-like design; review internal design of parkade; parking spaces are far and difficult to get into; provision of signage and other methods of identifying the drive aisle are important.
- agree with staff's comments regarding the narrow buffer between the driveway and some of the units; explore possibilities of enhancing the buffer; consider assign small ornamental trees if planting area cannot be expanded; a lot of paving in the project; reduce paving and add more greenery; conflicting geometries of trellis structures need to be reconciled; should have more relationship with each other; reduce the paving in the area between the exits of the two buildings and the recreation area;

## Panel Discussion

It was moved and seconded

***That DP 09-472860 move forward to the Development Permit Panel taking into consideration the following comments of the Advisory Design Panel:***

- ❖ (comment from F. Adab Architect Inc.)
- (comment from Van der Zalm + Associates Inc. – Landscape Architects)
- 1. Consider the relationship between the buildings that are perceived to be too close together;
- ❖ ***The spatial relationship between the two buildings have been reviewed and found that it is important to maintain the present proposed configuration. This becomes particularly evident if the spatial relationship is considered in the context of the sequence of the other spaces, their function and form. In fact, the semi-public area represented by the access driveway as well as by the turn around and the semi-private spaces that constitute the amenity areas are all defined by the contraction of the space between the two buildings. Furthermore, the latter identifies the functions of the building entrances creating a void that is of a scale that relates appropriately with the interior spaces. The sense of discovery and the modulation of the emotions induced into the observer are also qualities that this space expresses through its scale and the play of light. To change the above characteristics would mean to diminish the richness of the experience derived by the relationship between the observer and the articulation of the space in the form in which it has been proposed.***
- ❖ ***The south end of Building 2 has been adjusted to add to the wider image between the buildings.***
- ***The building relationship has been considered. Open space that is shared commonly between the two foyers that are close to each other now has a large planter with a***

*feature tree for increased green space. Refer to architectural plans for building relationship.*

2. Consider requirements for vehicle loop for the purpose of adding more green space;
  - ❖ *The driveway and the turnaround have been redesigned in order to introduce more landscape area (see also comments from the Landscape Architect).*
  - *The vehicle loop was reduced and parking spaces relocated to maximize green space and arrival space. Please refer to updated site plan.*
3. Design development to improve efficiency of vehicular circulation on site;
  - ❖ *The present layout is the result of an analysis through which this office, in association with the traffic consultant, has reviewed many alternatives. The advantages of the proposed solutions are as follows:*
    - a) *Screening from the street the ramp to the underground parking.*
    - b) *Maximizing the presence of the building along the street.*
    - c) *Emphasizing the continuity of the commercial functions avoiding traffic interference.*
    - d) *Reducing the paved area since the access to the ramp is combined with the drive aisle of the surface parking. In addition this surface is mostly developed under the building, which is a part of the site that has a limited value as an amenity.*
    - e) *Increasing the length of the driveway before the car reaches the crossing of Alexandra Road. In this way the staging of the cars become more effective.*
    - f) *Consolidation of the entrance to the site.*
  - *Vehicular circulation improved in drop off area as per new site plan. Please refer to architectural drawings.*
4. Consider possibility of creating heavier columns of the retail frontage to distinguish it from the residential facades;
  - ❖ *The depth of the columns has been increased, versus widening them. This has allowed the maintaining of the glazing while, at the same time, the massing of the supports has been emphasized.*
  - *Column details as per architectural drawings.*
5. Consider developing the exposed parking lot wall;
  - ❖ *The treatment of the concrete wall has been accomplished through the use of planting material that achieves a more natural appearance. This has been considered more appropriate given the natural state of the surroundings (which will remain as such until the development of the adjacent areas will eliminate the visual presence of the east and west walls). See also comments from the Landscape Architect.*
  - *Exposed parking wall has a "step" at the edge to reduce the visual impact. Cascading vines are provided wherever possible (along eastern wall and majority of western wall). In areas where there is not enough room for a planter to cascade vines; additional trellis will be provided along the wall and vines will be planted at the base for green coverage until adjacent properties are developed. Additional vines will be planted on west parkade roof cascading.*

6. Consider enhancing the privacy of the bedroom units from the driveway;
  - ❖ *The redesigning of the access driveway and the turn around has increased the distance from the patios and the residential units.*
  - *Refer to architectural comments.*
7. Consider reducing the extent of paved area on the ground plane;
  - ❖ *The paved area has been reduced and the landscape area have been increased. See also comments from the Landscape Architect.*
  - *New site plan increases green space.*
8. Consider giving further design consideration to the wall of the west parking lot on relationship to the property line at the west parking wall;
  - ❖ *See comments in response to Item 5 above.*
  - *Exposed parking wall has a "step" at the edge to reduce the visual impact. Cascading vines are provided wherever possible (along eastern wall and majority of western wall). In areas where there is not enough room for a planter to cascade vines; additional trellis will be provided along the wall and vines will be planted at the base for green coverage until adjacent properties are developed. Additional vines will be planted on west parkade roof cascading.*
9. Consider the use of a different colour of brick to articulate the difference between the residential and retail proportions of the building;
  - ❖ *The building is already very articulated with definite shifting of planes between the commercial and the residential portions of the development. Furthermore the vocabulary of the use of different materials and various types of components is very rich to the point than an element like the same type of bricks helps in maintaining the formal architectural identity of the building.*
  - *Refer to architectural comments.*
10. Consider increased landscape buffer between the walkway and the driveway and more bedroom spacing along the driveway;
  - ❖ *See comments in response to Item 5 above.*
  - *Landscape area has been substantially increased and appropriate screening plantings have been provided. Please refer to updated landscape plan.*
11. Consider offering the adaptability features into each type of units in the project;
  - ❖ *The number of adaptable units has been increased from 6 to 61, which include different unit types.*
  - *Refer to architectural comments.*
12. Consider familiarizing with the City Centre Public Art Plan (even though the project is not covered under the Plan);
  - ❖ *This is noted. The developer intends to include in the project program the artist selection process and work closely with the City of Richmond towards the installation of an art piece on the site.*

- *Refer to architectural comments.*
- 13. Consider the taste of various ages in the selection of public art and ensure that it is visible and noticeable;
- ❖ *Noted. See also comments in response to Item 12 above.*
- *Refer to architectural comments.*
- 14. Consider the internal design of the parking lot and placement of signage and identification of drive aisles for efficiency;
- ❖ *Some parking stalls have been relocated against the wall of the ramp in order to facilitate the manoeuvring of cars and access to the underground parkade.*
- *Refer to architectural comments.*
- 15. Consider reducing the paving to enhance the softscape area and enhance the screening of the units from the driveway;
- ❖ *See comments in response to item 5 above.*
- *Landscape area has been substantially increased and appropriate screening plantings have been provided. Please refer to updated landscape plan.*
- 16. Consider reconciling the various conflicting geometries of the trellis structures;
- ❖ *See comments from the Landscape Architect.*
- *Trellis structure now has rectangular geometry to cohesively match landscape design (instead of the original curved trellis).*
- 17. Considering enhancing the entry to the plaza created for the entry into the buildings and reduce the importance of the plaza which is the exit from the buildings;
- ❖ *The introduction of a large planter has redefined effectively the scale and the hierarchy of the different spaces in relation to their functions. See comments from the Landscape Architect.*
- *The entry has been improved through paving materials; lighting; and paving pattern. Please refer to updated landscape plan.*
- and
- 18. Consider adding taller evergreen plant materials to the north to reduce the impact of the parking lot walls.
- ❖ *See comments in response to Item 5 above.*
- *Materials are tall in a mixture of ever green and perennial grasses.*

**CARRIED**



**City of Richmond**  
Planning and Development Department

**Development Permit**

**No. DP 09-472862**

To the Holder: 797460 B.C. LTD.  
Property Address: 9371 AND 9411 ALEXANDRA ROAD  
Address: 3 – 1680 LLOYD AVENUE  
NORTH VANCOUVER, BC  
V7P 2N6

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. 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 #30 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. The City receiving a voluntary contribution to the tree compensation fund in the amount of \$13,500.00.
6. Registration of an encroachment agreement for the canopies extending beyond the front property line for the commercial units fronting Alexandra Road.
7. Legal agreement on title requiring the tandem parking stalls to be assigned to the same dwelling unit.
8. An encroachment agreement be registered on title for the canopies fronting the commercial space.
9. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$271,673.40. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
10. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 09-472862

To the Holder: 797460 B.C. LTD.  
Property Address: 9371 AND 9411 ALEXANDRA ROAD  
Address: 3 - 1680 LLOYD AVENUE  
NORTH VANCOUVER, BC  
V7P 2N6

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

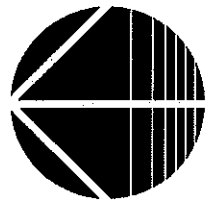
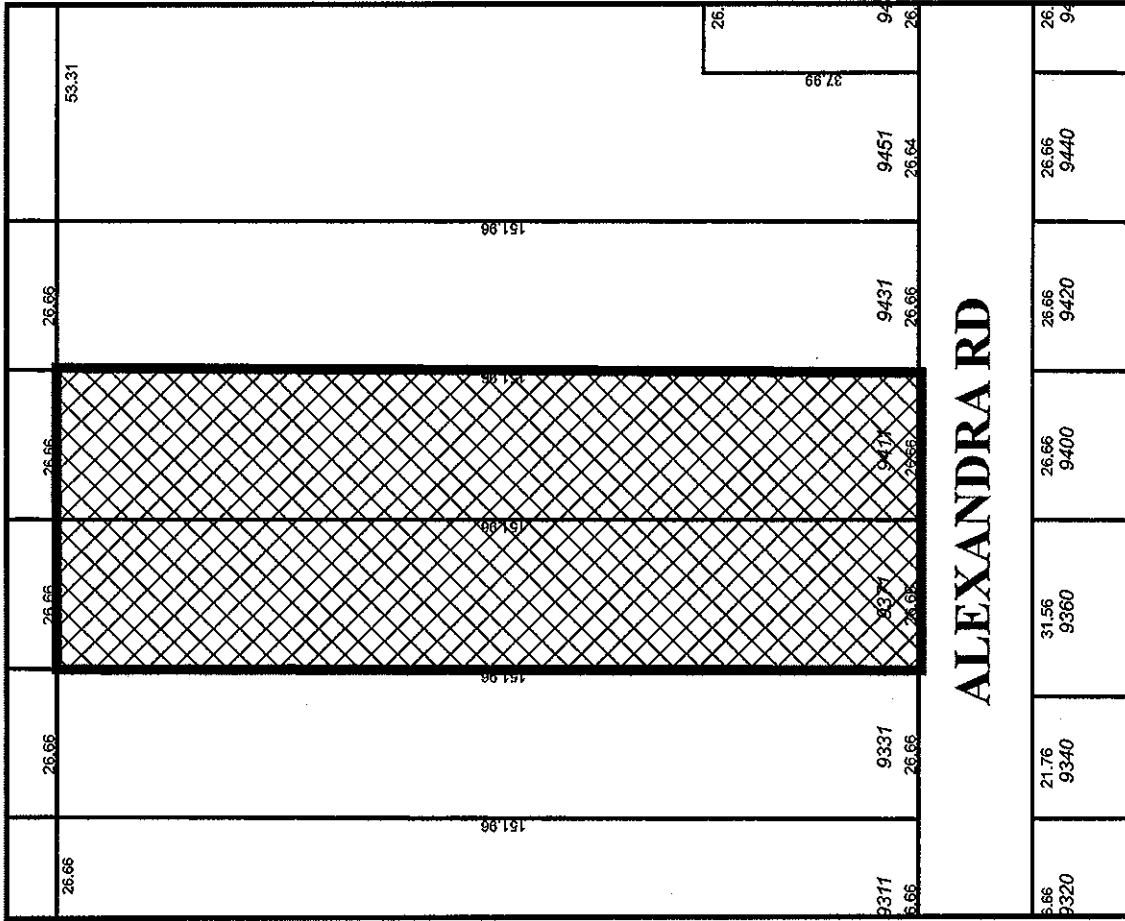
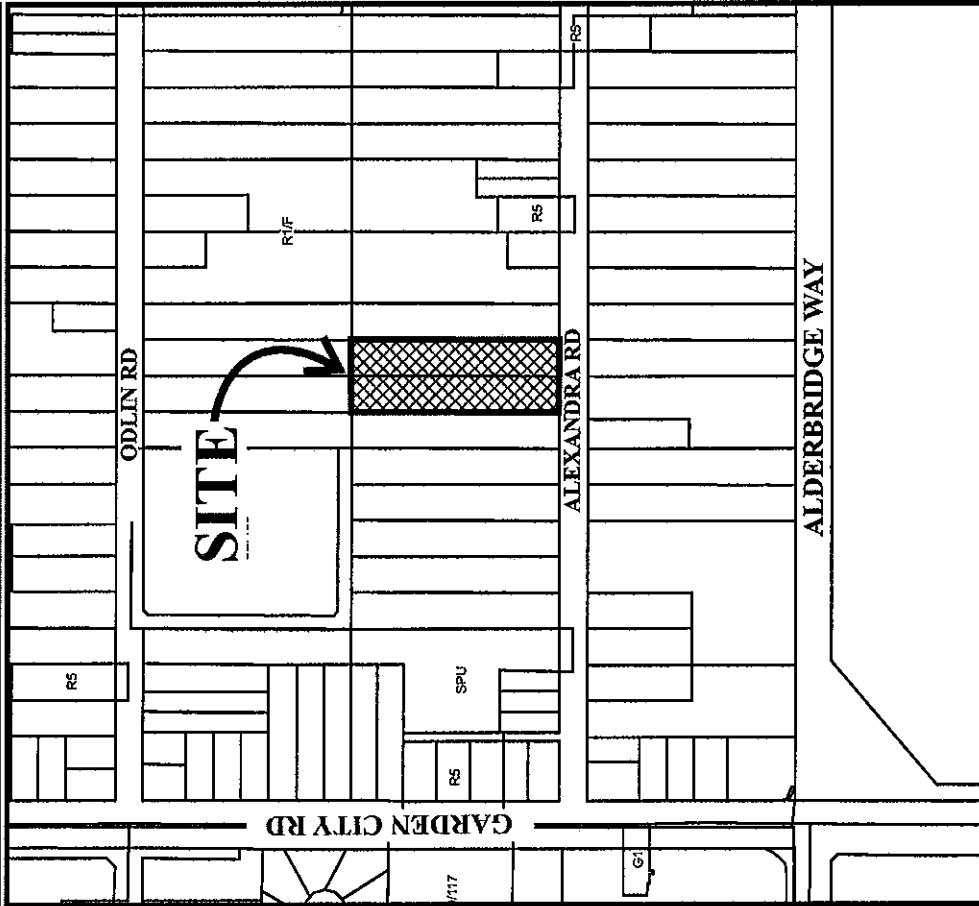
DELIVERED THIS DAY OF , .

---

MAYOR



City of Richmond

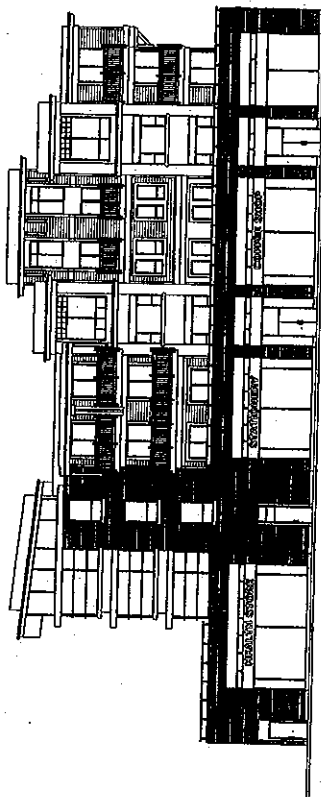


# DP 09-472862 SCHEDULE "A"

Original Date: 06/05/09

Revision Date:

Note: Dimensions are in METRES



#### DRAWING LIST:

#### REVISIONS:

#### PROJECT SITE:

#### A-1 COVER SHEET

#### A-2 STATISTICS

#### A-3 SITE PLAN

#### A-4.1 PARKING PLAN

#### A-4.2 FIRST FLOOR PLAN

#### A-4.3 SECOND FLOOR PLAN

#### A-4.4 THIRD FLOOR PLAN

#### A-4.5 FOURTH FLOOR PLAN

#### A-4.6 FIFTH FLOOR PLAN

#### A-4.7 ROOF PLAN

#### A-5.1 NORTH ELEVATION 1 AND 2 OF BUILDING 1

#### A-5.2 SOUTH ELEVATION 1 AND 2 OF BUILDING 1

#### A-5.3 WEST ELEVATION 1 AND 2 OF BUILDING 1

#### A-5.4 EAST ELEVATION 1 AND 2 OF BUILDING 1

#### A-5.5 NORTH ELEVATION 1 AND 2 OF BUILDING 2

#### A-5.6 SOUTH ELEVATION 1 AND 2 OF BUILDING 2

#### A-5.7 WEST ELEVATION 1 AND 2 OF BUILDING 2

#### A-5.8 EAST ELEVATION 1 AND 2 OF BUILDING 2

#### A-6.1 SECTIONS A AND B

#### A-6.2 CONCEPT PARKING PLAN FOR SINGLE ADJACENT LOT

#### A-6.3 CONCEPT TYPICAL PLAN FOR SINGLE ADJACENT LOT

#### CONTACT LIST:

##### CLIENT:

HOME CREATIONS  
2202 North Broadway  
Morgantown, WV 26505  
Tel: 1-800-762-2222  
Fax: 1-800-762-2222

##### ARCHITECT:

ADAM ARCHITECTS INC.  
Suite 100, 1000 Riverside Avenue  
North Vancouver, B.C. V7P 3P4  
Tel: 604-987-2000  
Fax: 604-987-2000

##### PLANNING CONSULTANT:

TECHNICON  
250-1200 West 75th Avenue  
Vancouver, B.C. V6P 4G5  
Tel: 604-730-5500  
Fax: 604-730-5500

##### CITY OF RICHMOND:

8871 No. 3 Road  
Richmond, B.C. V6V 2C1  
Tel: 604-276-4000  
Fax: 604-276-4000

##### STRUCTURAL ENGINEER:

THOMAS LEUNG STRUCTURAL ENGINEERING INC.  
111 West 1st Avenue  
Vancouver, B.C. V6Y 1N3  
Tel: 604-673-1788  
Fax: 604-673-1788

##### GEOTECHNICAL:

GEOTECHNICAL CONSULTANTS LTD.  
215-1200 West 75th Avenue  
Vancouver, B.C. V6P 4G5  
Tel: 604-428-8822  
Fax: 604-428-8822

##### CIVIL ENGINEER:

HUNTER LAND ENGINEERING LTD.  
300-45 Richmond Street  
New Westminster, B.C. V3L 5P5  
Tel: 604-525-4051  
Fax: 604-525-4051

##### LAND SURVEYOR:

111 West 1st Avenue  
Vancouver, B.C. V6Y 1N3  
Tel: 604-673-1788  
Fax: 604-673-1788

##### STRUCTURAL ENGINEER:

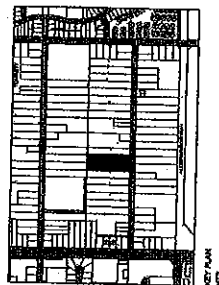
THOMAS LEUNG STRUCTURAL ENGINEERING INC.  
111 West 1st Avenue  
Vancouver, B.C. V6Y 1N3  
Tel: 604-673-1788  
Fax: 604-673-1788

##### GEOTECHNICAL:

GEOTECHNICAL CONSULTANTS LTD.  
215-1200 West 75th Avenue  
Vancouver, B.C. V6P 4G5  
Tel: 604-428-8822  
Fax: 604-428-8822

##### CIVIL ENGINEER:

HUNTER LAND ENGINEERING LTD.  
300-45 Richmond Street  
New Westminster, B.C. V3L 5P5  
Tel: 604-525-4051  
Fax: 604-525-4051



SECTION A-B

DP 09472862

PG #1



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3P4  
TEL: (604) 461-3001 FAX: (604) 461-3033  
EMAIL: info@f-adab.com

This drawing, in its entirety, is the property of F. Adab Architects Inc. and may not be reproduced without the permission of F. Adab Architects Inc. in writing. It is to be used only for the specific project and may not be used otherwise without written permission from F. Adab Architects Inc.

Contractors will verify and be responsible for all dimensions on this plan. The office will be held liable for any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party who owns the design professional has retained. It is a contract and there are no representations or warranties made by the design professional to any party who uses the design professional has not entered into a contract.

NO.	DATE	REVISION
1	NOV 14, 2007	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
3	APR 09, 2008	CONCEPT REVISED
4	SEP 09, 2008	DESIGN UPDATED
5	OCT 28, 2008	DESIGN UPDATED
6	NOV 04, 2008	ISSUED TO CITY REVIEW
7	NOV 10, 2008	ISSUED FOR CLIENT REVIEW
8	APR 21, 2009	RESUBMITTED FOR D.P.
9	MAY 06, 2009	ISSUED FOR REZONING REVIEW/REVISIONS & D.P. APPLICATION
10	SEP 09, 2009	ISSUED FOR ADP APPLICATION
11	JAN 14, 2010	ISSUED FOR OF COMMITTEE

PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**

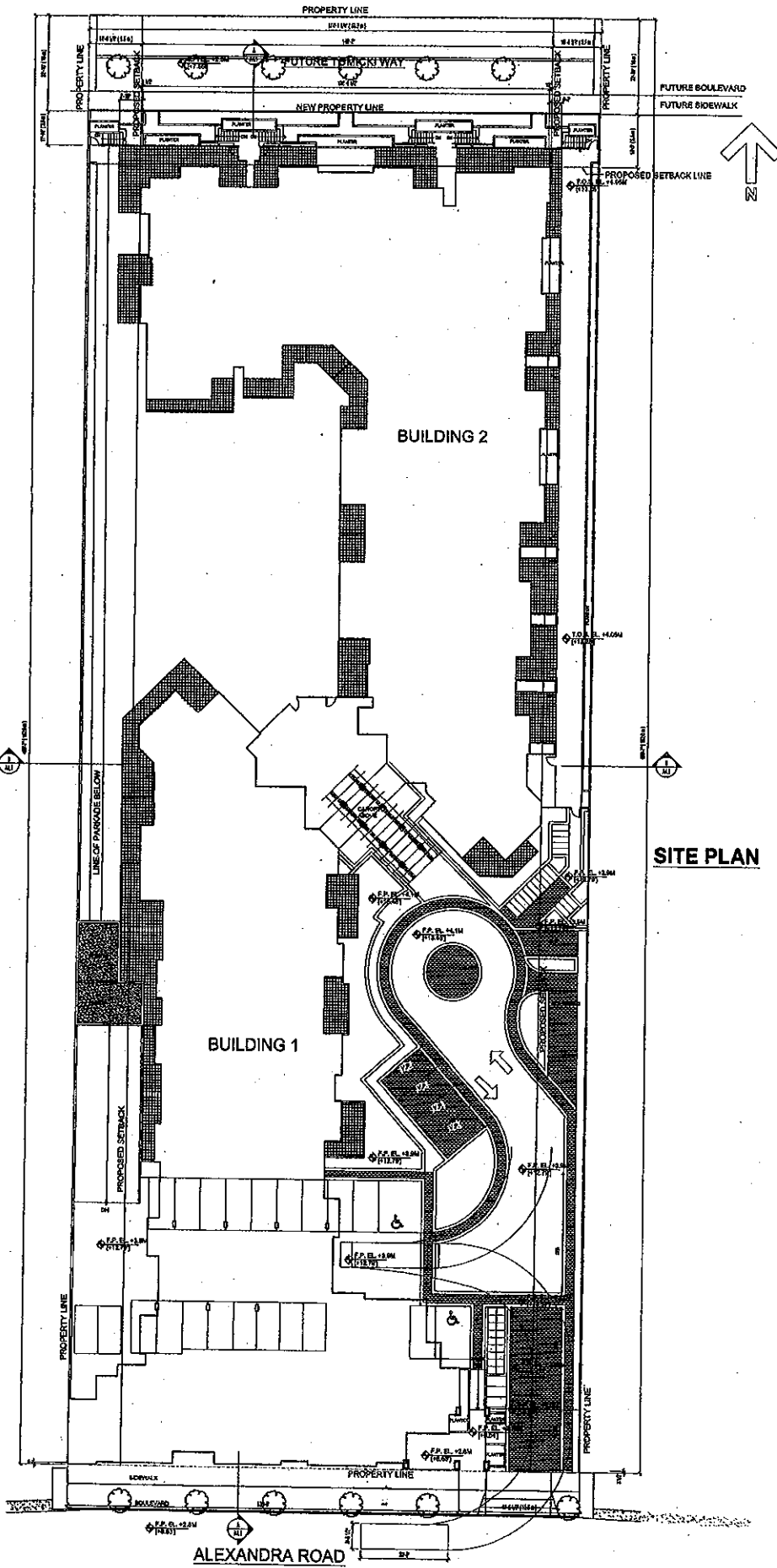
8411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**COVER SHEET**

DATE: APR/08	SHEET NO:
SCALE: 1/2"=1'-0"	A-0.1
DESIGN: FA	
DRAWN: E	
PROJECT NO:	





SITE PLAN



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 150, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5A4  
TEL: (604) 461-3300 FAX: (604) 461-3033  
EMAIL: info@f.adab.com

This drawing, or instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without the permission of F. Adab Architects Inc. It is to be used for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be liable for any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party with whom this design professional has entered into a contract and there are no representations or warranties made by this design professional to any other party who uses the design professional for not intended the a contract.

PU. #3

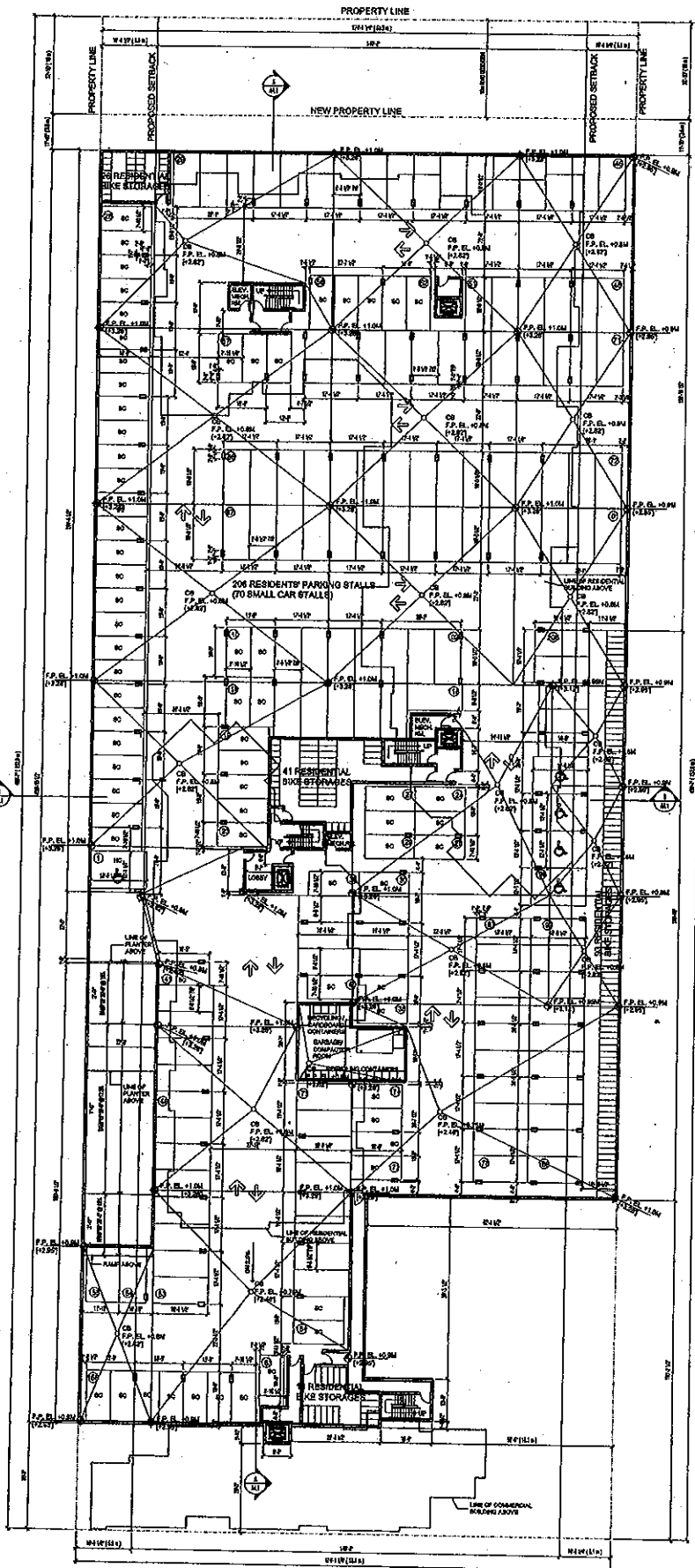
DP 09472862

12	JAN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ZON APPLICATION
10	MAY 26, 2009	ISSUED FOR EXHIBITING REVISED & DP APPLICATION
9	APR 21, 2009	RECEIVED FOR D.P.
8	FEB 19, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION/REMARK

PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**  
  
8411 ALEXANDRA ROAD  
RICHMOND, B.C.  
  
FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**SITE PLAN**

DATE	APR/08	SHEET NO.  A-1.1
SCALE	1/8"=1'-0"	
DESIGN	JA	
DRAWN	JC	
PROJECT NO.		



PARKING PLAN

ALEXANDRA ROAD



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 100 ROOSEVELT CRESSENT  
NORTH VANCOUVER, BC V7P 3K4  
TEL: (604) 967-3000 FAX: (604) 967-3033  
EMAIL: info@f-adab.com

This drawing, as instrument of service, is the property of F. Adab, Architects Inc. and may not be reproduced without the permission of the architect. It is to be used for the use of the specific project only and will not be used otherwise without written permission from the architect.

Contractors will verify and be responsible for all dimensions on the plan. No office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party who obtains the design professional's services and are not to be used for any other purpose without the written consent of the design professional. No other party who obtains the design professional's services from this office.

PG. #A

DP 09472862

12	JUN 14, 2015	ISSUED FOR OF COMMITTEE
11	SEP 09, 2008	ISSUED FOR ADP APPLICATION
10	MAY 28, 2008	REVISED FOR REZONING REVISIONS & OF APPLICATION
9	APR 21, 2008	REDESIGNED FOR D.P.
8	FEB 15, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2008	ISSUED TO CITY REVIEW
6	OCT 28, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION NEEDED

PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**  
8411 ALEXANDRA ROAD  
RICHMOND, B.C.  
FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**PARKING PLAN**

DATE:	SEP 09	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGN:	FA	A-2.1
DRAWN:	MM	
PROJECT NO:		



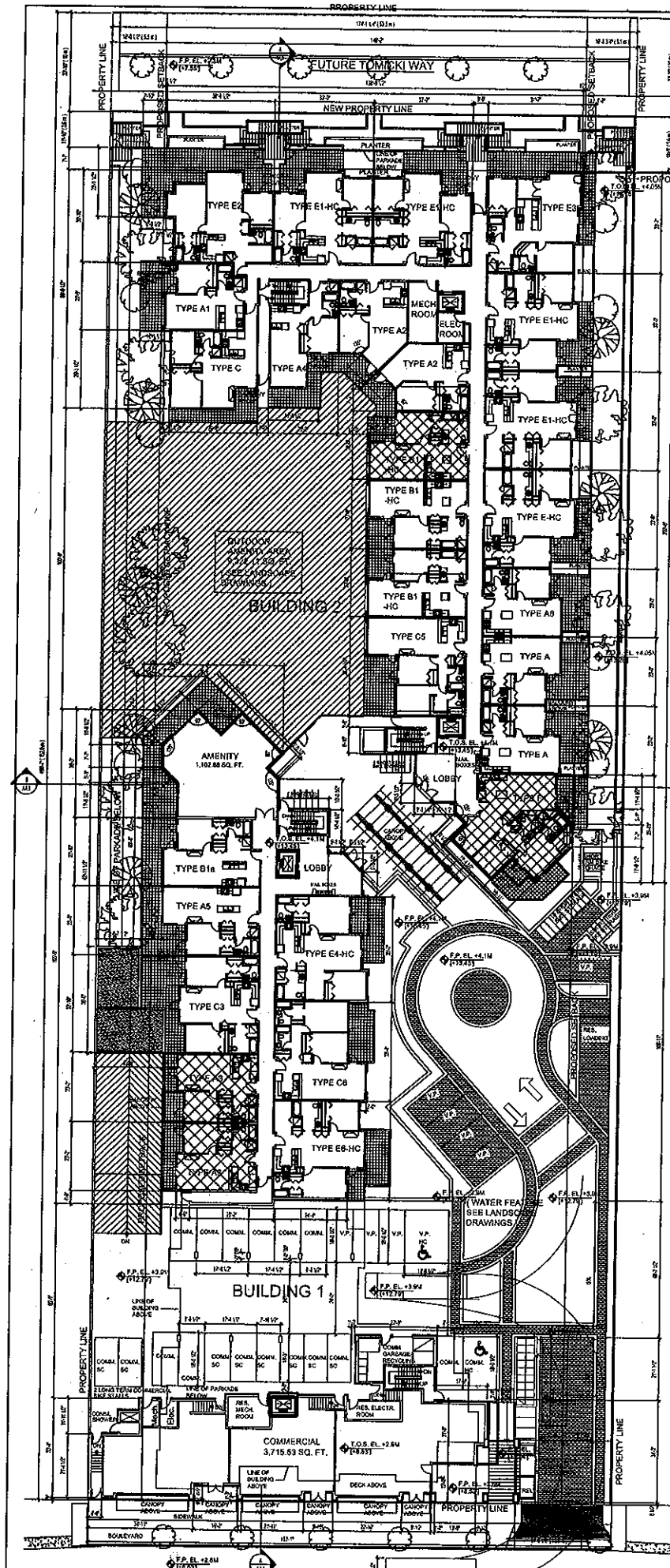
**F. ADAB  
ARCHITECTS  
INC.**

SUITE 130, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R1  
TEL: (604) 861-5000 FAX: (604) 861-3033  
E-MAIL: info@f-adab.com

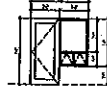
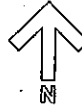
The Architect and Engineer of record, in the presence of 11 other members of the City of Richmond Planning Commission, has approved the proposed development and the proposed site plan and site plan amendments. The City of Richmond Planning Commission has approved the proposed development and the proposed site plan and site plan amendments. The City of Richmond Planning Commission has approved the proposed development and the proposed site plan and site plan amendments.

PL. #5

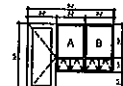
DP 09472862



FUTURE BOULEVARD  
FUTURE SIDEWALK



TYPICAL BED ROOM OPENINGS  
ELEVATION @ BALCONY/PATIO  
GLAZING TOTAL AREA: 36.0 SF  
(INCLUDING FRAMING)



UNIT TYPE C16-HC AND D1  
OPENING ELEVATIONS  
@ BALCONY/PATIO  
GLAZING TOTAL AREA: 51.0 SF  
(INCLUDING FRAMING)



UNITS PREVIOUSLY ASSIGNED TO AFFORDABLE HOUSING		
UNIT TYPE	# OF UNITS	AREA
E4-HC	1	998.36 SF
E6-HC	1	963.90 SF
C6	1	914.68 SF
C3	1	844.04 SF
B1a	1	689.31 SF
A5	1	672.45 SF
A3	2	555.29 SF
TOTAL	8	6,273.39 SF

UNITS NEWLY ASSIGNED TO AFFORDABLE HOUSING		
UNIT TYPE	# OF UNITS	AREA
F1	1	1,039.42 SF
E1-HC	1	931.01 SF
C3a-HC	2	870.54 SF
B-HC	1	688.12 SF
B2	1	685.45 SF
A3	2	599.15 SF
TOTAL	8	6,283.38 SF

### FIRST FLOOR PLAN

AFFORDABLE HOUSING  
(6,275.66 S.F.)

13 DEC 22, 2004	ISSUED FOR DEVELOPMENT PERMIT COMMITTEE
11 NOV 27, 2004	ISSUED FOR AFFORDABLE HOUSING APPROVAL
11 SEP 23, 2004	ISSUED FOR ADP APPLICATION
10 MAY 26, 2004	RECEIVED FOR REVIEW REVISIONS & ADP APPLICATION
9 APR 21, 2004	RECEIVED FOR D.P.
6 FEB 10, 2004	ISSUED FOR CLIENT REVIEW
7 NOV 06, 2003	ISSUED TO CITY REVIEW
4 OCT 29, 2003	DESIGN UPDATED
4 OCT 02, 2003	ISSUED TO TRAFFIC CONSULTANT
4 SEP 29, 2003	DESIGN UPDATED
3 APR 08, 2003	CONCEPT REVISED
3 JAN 11, 2003	CONCEPT REVISED
1 NOV 14, 2002	CONCEPT REVISED
10 Q1TS	REVISION ISSUED

PROJECT TITLE:  
**MIXED-USE DEVELOPMENT**  
8411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME CREATIONS**

DRAWING TITLE:  
**1ST FLOOR PLAN**

DATE: **11/20**  
SCALE: **1/8"=1'-0"**  
DESIGN: **FL**  
DRAWN: **MM / B**  
PROJECT NO:  
SHEET NO:  
**A-2.2**



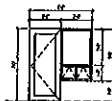
# F. ADAB ARCHITECTS INC.

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-0000 FAX: (604) 987-0003  
E-MAIL: info@f.adab.com

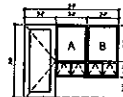
This drawing, an instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without its permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. The office will be informed of any discrepancies and variations shown on drawings.

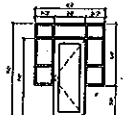
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



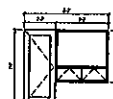
TYPICAL BED ROOM OPENINGS  
ELEVATION @ BALCONY / PATIO  
GLAZING TOTAL AREA: 38.0 SF  
(INCLUDING FRAMING)



UNIT TYPE C1a-HC AND D1  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 51.0 SF  
(INCLUDING FRAMING)



UNIT TYPE A3 AND C3  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 49.0 SF  
(INCLUDING FRAMING)



UNIT TYPE F, F1 AND F2  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 46.0  
(INCLUDING FRAMING)

## UNITS PREVIOUSLY ASSIGNED TO AFFORDABLE HOUSING

UNIT TYPE	# OF UNITS	AREA
B1-HC	1	658.38 SF
E6-HC	1	953.96 SF
C8	1	914.68 SF
C3	1	844.04 SF
B1a	1	689.31 SF
A5	1	672.45 SF
A3	2	555.29 SF
TOTAL	8	6,273.39 SF

## UNITS NEWLY ASSIGNED TO AFFORDABLE HOUSING

UNIT TYPE	# OF UNITS	AREA
F1	1	1,039.42 SF
E1-HC	1	931.01 SF
C3a-HC	2	570.54 SF
B-HC	1	658.12 SF
B2	1	655.45 SF
A3	2	553.29 SF
TOTAL	8	6,275.65 SF

## SECOND FLOOR PLAN

AFFORDABLE HOUSING  
(6,275.65 S.F.)

NO.	DATE	REVISION
12	DEC 22, 2009	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ADP APPLICATION
10	MAY 26, 2009	ISSUED FOR REGIONAL REVISIONS & DP APPLICATION
9	APR 21, 2009	REISSUED FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

PROJECT TITLE:

## MIXED-USE DEVELOPMENT

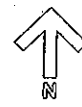
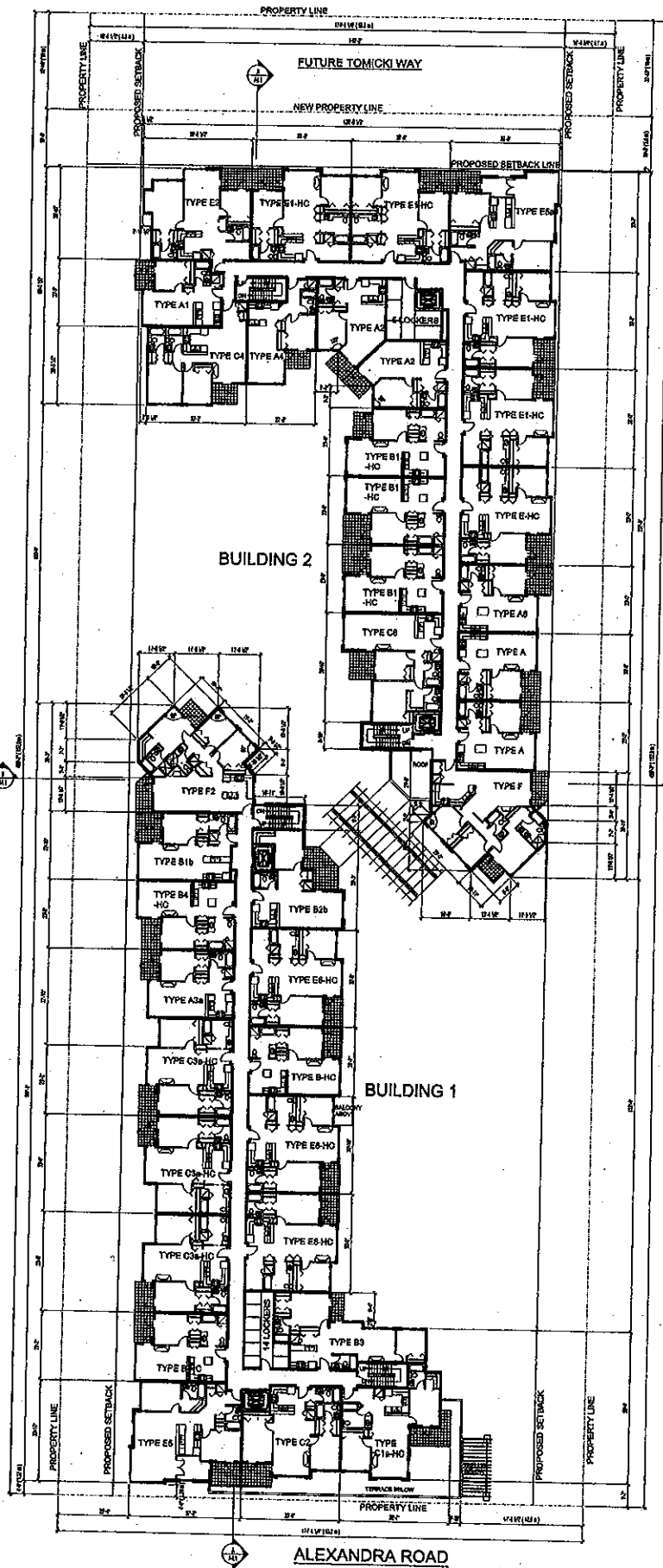
9411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
HOME  
CREATIONS

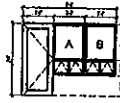
DRAWING TITLE:

## SECOND FLOOR PLAN

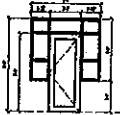
DATE:	JUN 08	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGN:	F.A.	
DRAWN:	J.C.	
PROJECT NO:		A-2.3



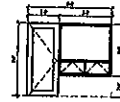
TYPICAL BED ROOM OPENINGS  
ELEVATION @ BALCONY / PATIO  
GLAZING TOTAL AREA: 38.0 SF  
(INCLUDING FRAMING)



UNIT TYPE C1a-HC AND D1  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 51.0 SF  
(INCLUDING FRAMING)



UNIT TYPE A3 AND C3  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 49.0 SF  
(INCLUDING FRAMING)



UNIT TYPE F, F1 AND F2  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 48.0 SF  
(INCLUDING FRAMING)

## THIRD FLOOR PLAN



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 2N4  
TEL: (604) 947-5555 FAX: (604) 947-5555  
EMAIL: info@f-adab.com

This drawing, in whatever form, is the property of F. Adab, Architects Inc. and may not be reproduced without the permission of the architect. It is to be used for the use of the specific project only and will not be used otherwise without written permission from the architect.

Contractors will verify and be responsible for all dimensions on the plan. No other will be taken of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and they are not to be used for any other purpose without the design professional's prior written consent.

DP 09A72862 Pg. #7

NO.	DATE	REVISION
12	JUN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ADP APPLICATION /
10	MAY 26, 2009	ISSUED FOR REZONING /
9	APR 21, 2009	REZONING FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 04, 2008	ISSUED TO CITY REVIEW
6	OCT 28, 2008	DESIGN UPDATED
5	OCT 08, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISION
2	JUN 11, 2008	CONCEPT REVISION
1	NOV 14, 2007	CONCEPT REVISION

PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**  
9411 ALEXANDRA ROAD  
RICHMOND, B.C.  
FOR:  
HOME  
CREATIONS

DRAWING TITLE:  
**THIRD FLOOR PLAN**

DATE:	APR 08	SHEET NO:
SCALE:	1/4"=1'-0"	
DESIGN:	FA	A-2.4
DRAWN:	JC	
PROJECT NO:		



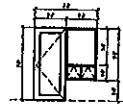
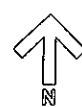
**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5K4  
TEL: (604) 947-3033 FAX: (604) 947-3033  
Email: fadab@fadam.com

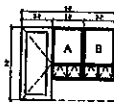
This drawing, as hereinafter made, is the property of F. Adab Architects Inc. and may not be reproduced without the permission of the architect. It is to be used only for the project and site shown and will not be valid otherwise without written permission from the architect.

Contractors are responsible for all dimensions on the site. This office will be informed of any discrepancies and variations shown on drawings.

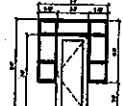
These design documents are prepared solely for the use by the project and shall not be used for any other project without the written consent of the architect. No liability shall be assumed by the architect for any design professional not shown on this drawing.



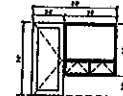
**TYPICAL BED ROOM OPENINGS  
ELEVATION @ BALCONY / PATIO  
GLAZING TOTAL AREA: 38.0 SF  
(INCLUDING FRAMING)**



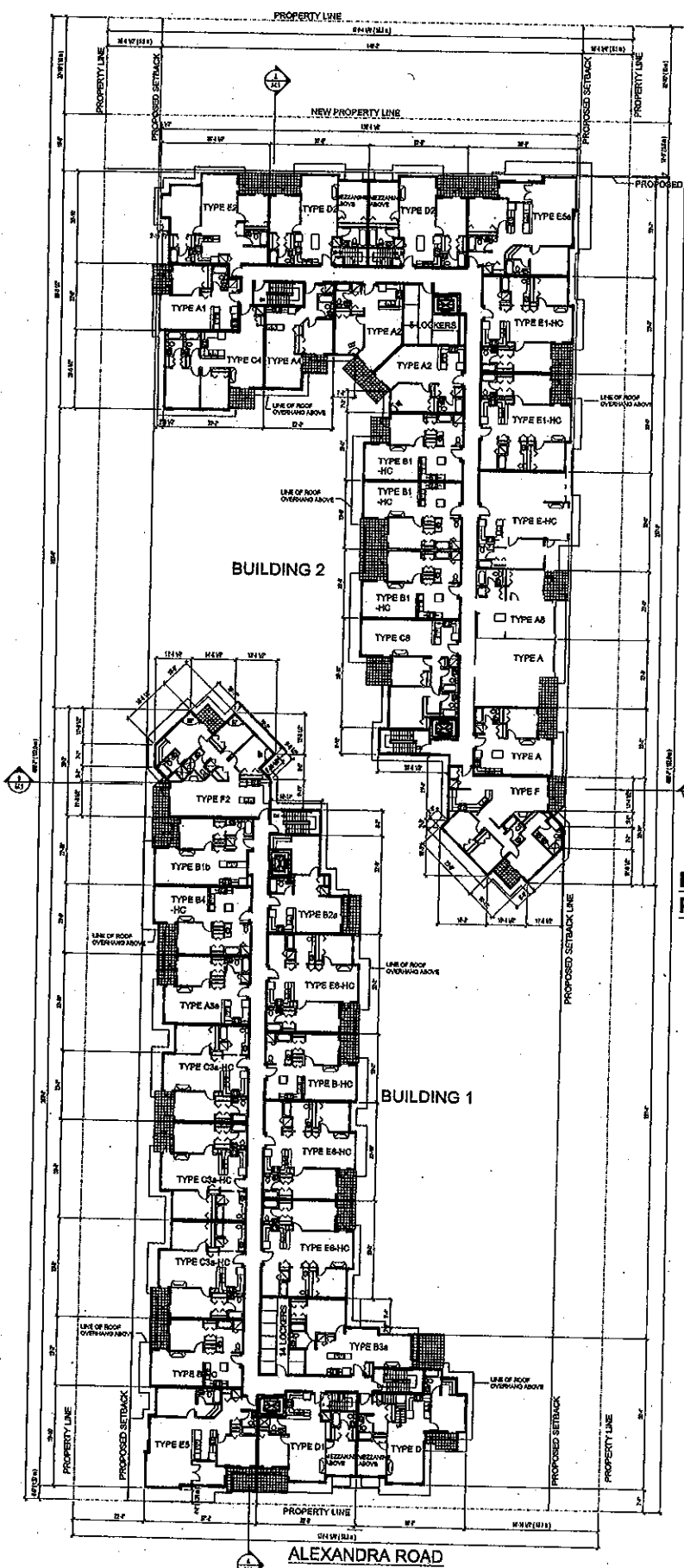
**UNIT TYPE C1 and D1  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 51.0 SF  
(INCLUDING FRAMING)**



**UNIT TYPE A3 AND C3  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 48.0 SF  
(INCLUDING FRAMING)**



**UNIT TYPE F1 AND F2  
OPENING ELEVATIONS  
@ BALCONY / PATIO  
GLAZING TOTAL AREA: 48.0 SF  
(INCLUDING FRAMING)**



**FOURTH FLOOR  
PLAN**

12	JAN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ZONING APPLICATION
10	MAY 26, 2009	ISSUED FOR REZONING APPLICATION
9	APR 21, 2009	REISSUED FOR D.P.
8	FEB 16, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 26, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JAN 14, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISIONS

**PROJECT TITLE:**  
**MIXED-USE  
DEVELOPMENT**

8411 ALEXANDRA ROAD  
RICHMOND, B.C.

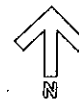
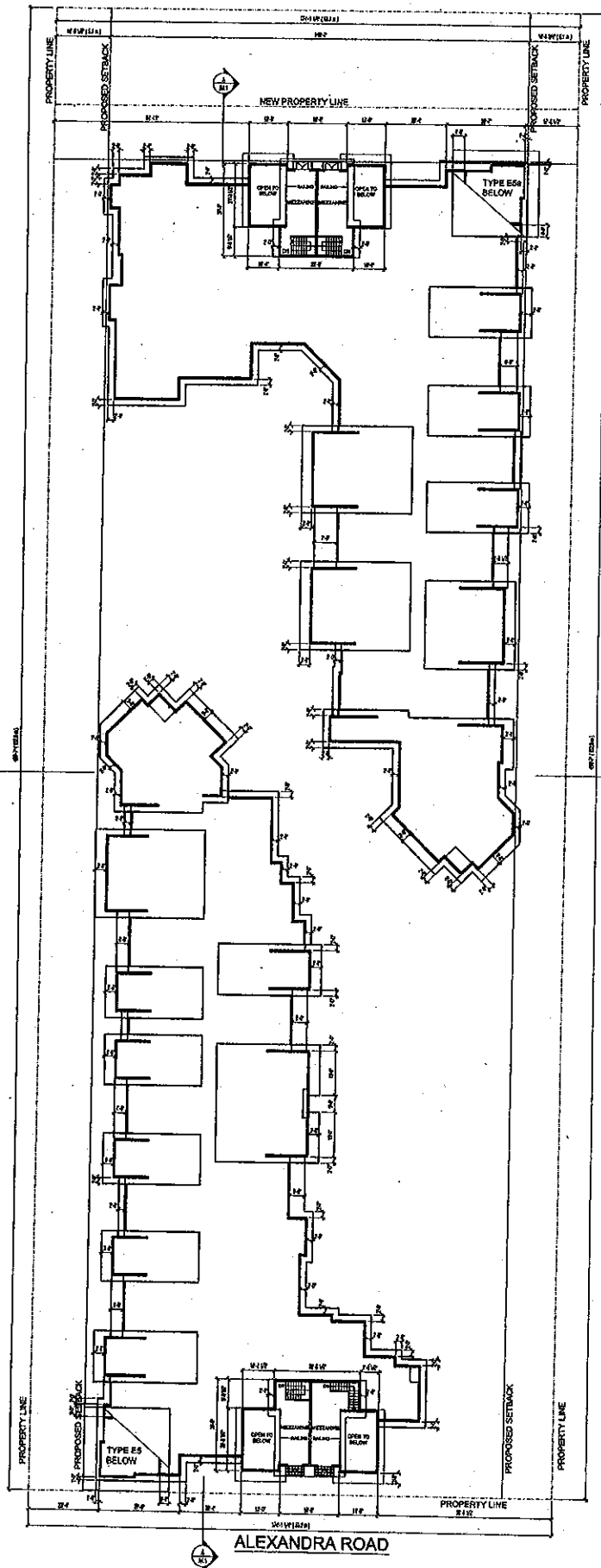
FOR:  
**HOME  
CREATIONS**

**DRAWING TITLE:**  
**FOURTH FLOOR PLAN**

DATE:	SEP 03	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
ORIGIN:	2 / RM		
PROJECT NO.:			

**A-2.5**

09472862 Pl. #8



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
RICHMOND, BRITISH COLUMBIA V6V 1P9  
TEL: (604) 947-3008 FAX: (604) 947-3003  
E-MAIL: info@fadamarchitects.com

This drawing, as instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of the project only and will not be used otherwise without written permission from the office.

Architects will verify and be responsible for all dimensions on the job. The office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party who when the design professional has entered into a contract and there are no representations of any kind made by this design professional to any party who uses the design professional, but not stated this a contract.

DP 09472862 Ph. #9

## MEZZANINE FLOOR PLAN

NO.	DATE	REVISION/REMARKS
12	JUN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ASR APPLICATION
10	MAY 28, 2009	ISSUED FOR REZONING REVISIONS & DP APPLICATION
9	APR 21, 2009	REVISIONS FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 05, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	MAY 15, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

PROJECT TITLE:

## MIXED-USE DEVELOPMENT

9411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
HOME  
CREATIONS

DRAWING TITLE:  
MEZZANINE FLOOR PLAN

DATE:	10/09	SHEET NO:
SCALE:	1/8"=1'-0"	
DESIGN:	FA	A-2.6
DRAWN:	JC / HSR	
PROJECT NO:		



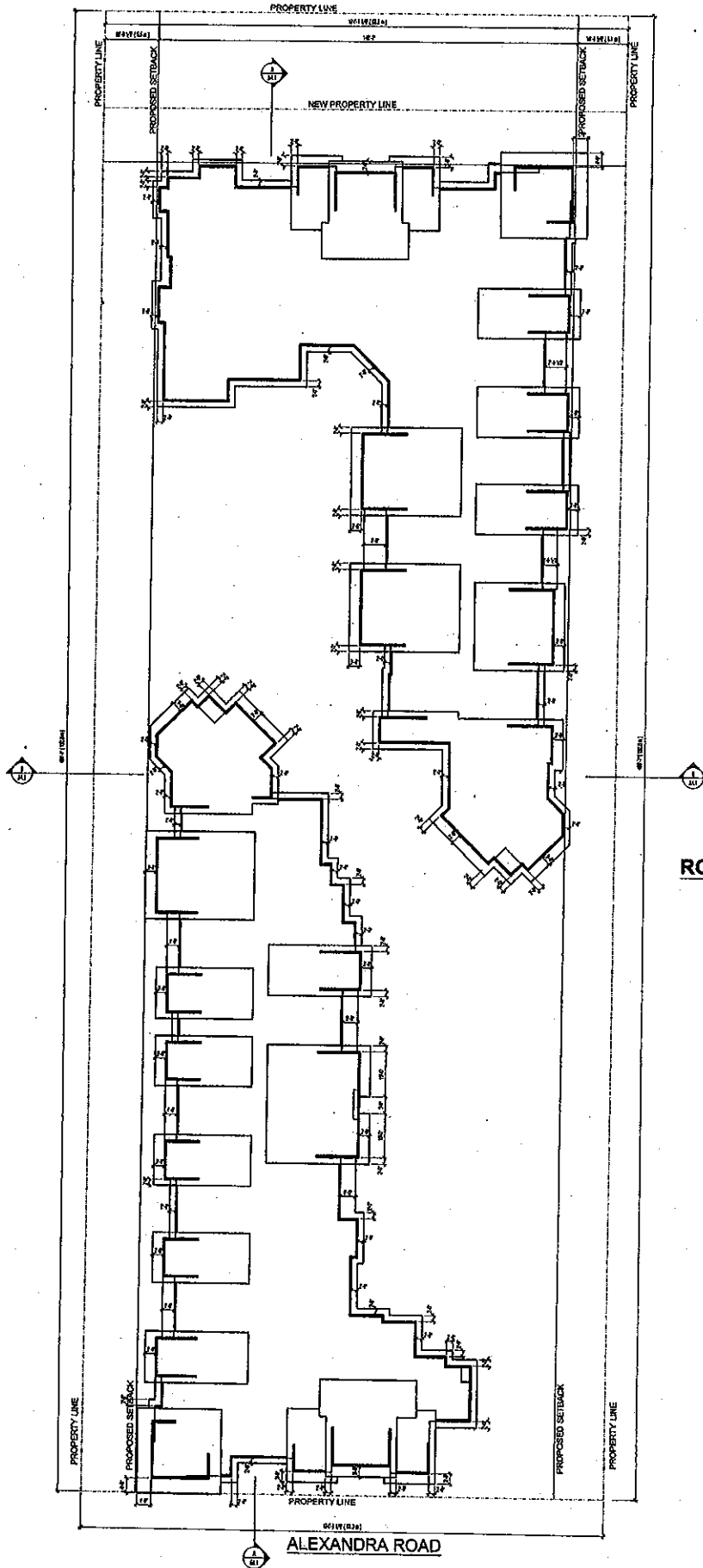
**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROXBOROUGH AVENUE  
NORTH VANCOUVER, BC V7P 2S2  
TEL: (604) 947-9003 FAX: (604) 947-9003  
E-MAIL: info@f.adabarchitects.com

This drawing, or information of service, is the property of F. Adab Architects Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of this specific project only and is not to be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations or warranties made by the design professional to any party other than the design professional for not intended this a contract.



**ROOF PLAN**

09472862  
DP  
Pg. #10

NO.	DATE	REVISION/REMARK
12	JAN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ADP APPLICATION
10	MAY 08, 2009	ISSUED FOR REZONING APPLICATIONS & DP APPLICATION
9	APR 21, 2009	RECEIVED FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 04, 2008	ISSUED TO CITY REVIEW
6	OCT 20, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	AUG 06, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
N/A	N/A	REVISION 888D

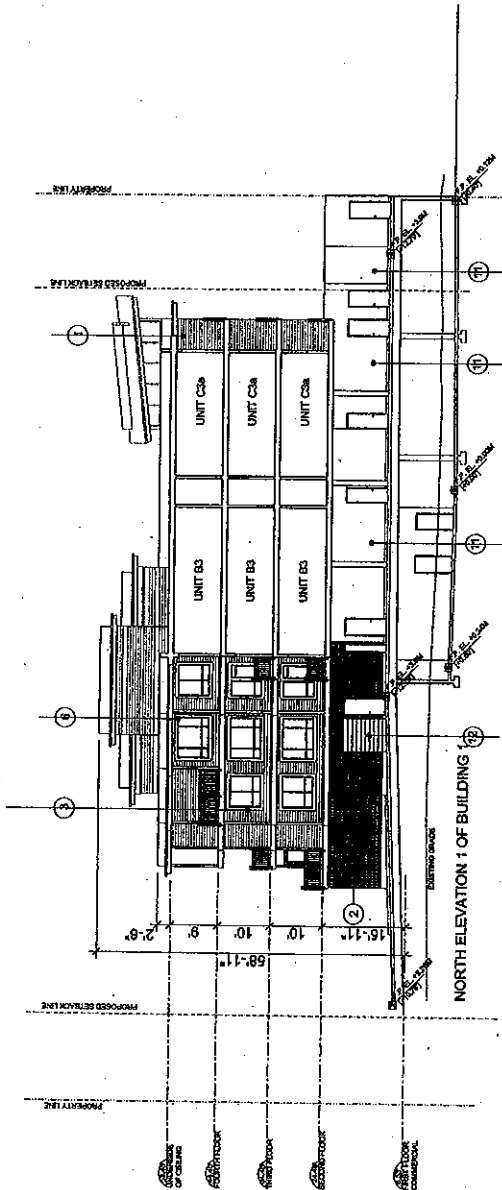
PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**  
9411 ALEXANDRA ROAD  
RICHMOND, B.C.  
FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**ROOF PLAN**

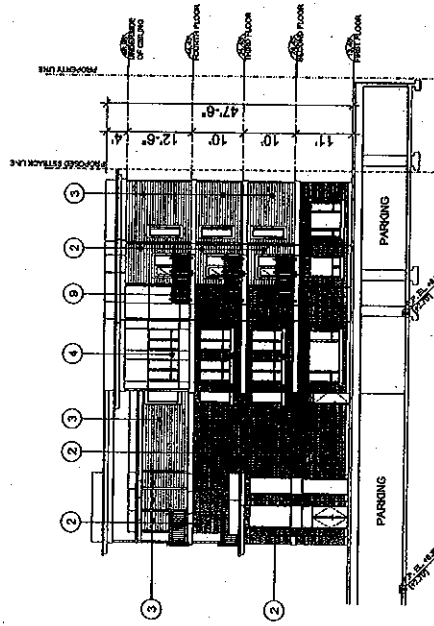
DATE: APR 08	SHEET NO:
SCALE: 1/8"=1'-0"	A-2.7
DESIGN: FA	
DRAWN: JC	
PROJECT NO:	

# **MATERIAL LIST [ BUILDING 1 ]:**

- 1 VINYL SIDING: CYPRESS BY KAYCAN
- 2 BRICK: CHESTNUT BY MUTUAL MATERIALS CO.
- 3 HARDIE SIDING: CL. 2520M FLOURSING - BY G.P.
- 4 HARDIE BOARD: OFF WHITE
- 5 VINYL SHAKE: DESERT CLAY
- 6 TRANSOM BOARD: FASCIA: OFF WHITE
- 7 BRACKETS-TOLUENE: CEDAR CLEAR STAIN
- 8 VINYL WINDOWS: WHITE
- 9 RAILINGS- ALUMINUM: BLACK
- 10 ENTRY DOORS: PAINTED WOOD: CL. 2520A - BY G.P.
- 11 PAINTED CONCRETE
- 12 O.H. DOOR- COLOUR TO MATCH BRICK



**NORTH ELEVATION 1 OF BUILDING 1**



**NORTH ELEVATION 2 OF BUILDING 1**



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1001 ROOSEVELT CRESCENT  
RICHMOND, VANCOUVER BC V7Y 1S4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: fadab@fadamad.com

This drawing, on behalf of service, is the property of F. Adab, Architect Inc. and may not be reproduced without the permission. All information shown on the drawing is for the use of the specific project only and will not be used otherwise without written permission from the office.

Contractors will verify and be responsible for all dimensions on this plan. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party who obtain the design professional's services. They are not to be used for any other purpose and there are no representations of any kind made by the design professional in any party who obtains the design professional's services for the purpose of a contract.

DP 09472862 PL. #11

NO.	DATE	REVISION/REMARKS
12	JAN 14, 2010	ISSUED FOR CITY REVIEW
11	SEP 02, 2009	REVISED FOR ADP APPLICATION
10	MAY 26, 2009	ISSUED FOR RECORDING, REVISIONS & CITY APPLICATION
9	APR 21, 2009	REVISED FOR O.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 06, 2008	ISSUED TO CITY REVIEW
6	OCT 28, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 06, 2008	DESIGN UPDATED
3	APR 06, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

**PROJECT TITLE:**  
**MIXED-USE  
DEVELOPMENT**  
9411 ALEXANDRA ROAD  
RICHMOND, B.C.  
**FOR:**  
**HOME  
CREATIONS**

**DRAWING TITLE:**  
**BUILDING 1  
NORTH ELEVATION**

DATE: APR/09	SHEET NO:
SCALE: 1/8"=1'-0"	A-3.1
DESIGN: FA	
DRAWN: JS	
PROJECT NO:	



# F. ADAB ARCHITECTS INC.

SUITE 130, 1009 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 2P4  
TEL: (604) 947-0003 FAX: (604) 947-0033  
EMAIL: info@f-adab.com

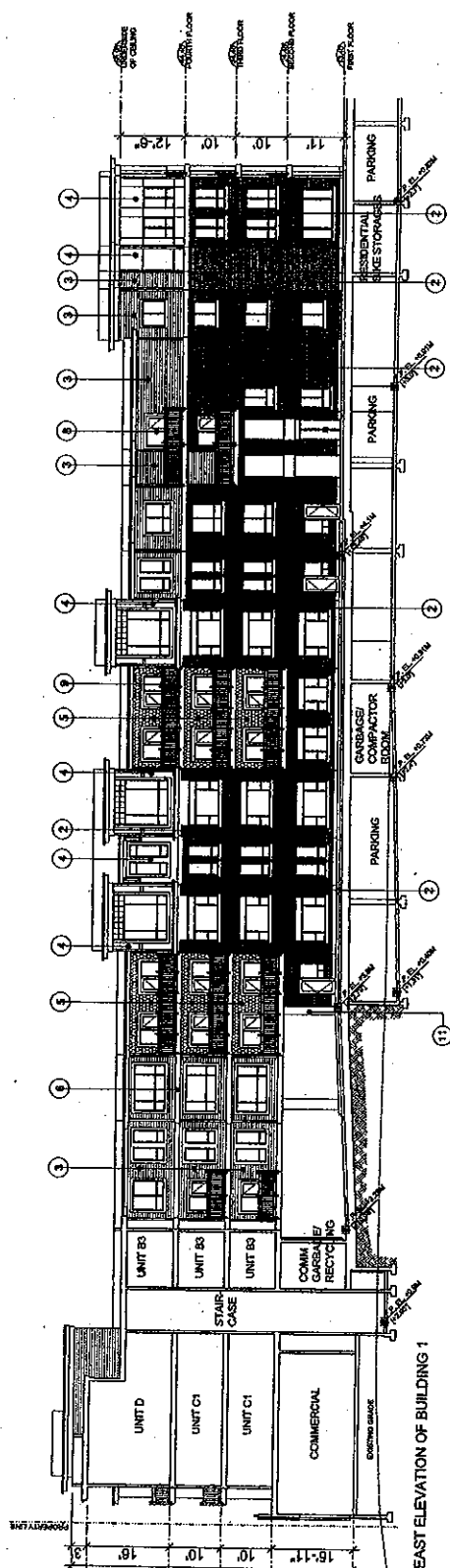
This drawing, or information contained herein, is the property of F. Adab Architects Inc. and may not be reproduced without the permission of the architect. It is intended for use on the drawing by the client and is not to be used for any other purpose without the written permission of the architect.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings.

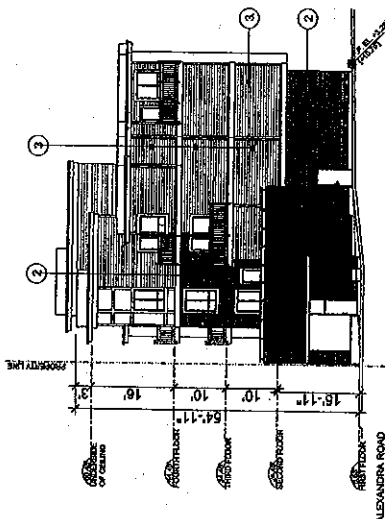
These drawings, documents or proposals are prepared solely for the use by the party to whom the design professional has entered into a contract and there are no representations of any kind made by the design professional in any other way where the design professional has not entered into a contract.

Pg. #12

DP 09472862



EAST ELEVATION OF BUILDING 1



EAST ELEVATION 2 OF BUILDING 1

## MATERIAL LIST [ BUILDING 1 ]:

- 1 VINYL SIDING - CITRUS BY MAYCO
- 2 BRICK - CHESTNUT BY MUTUAL MATERIALS CO.
- 3 HARDIE SIDING - CL 200M FLOURISHING - BY G.P.
- 4 HARDIE BOARD - OFF WHITE
- 5 VINYL SHAKES - DESERT CLAY
- 6 TRANS-BAND BOARDS-FASCIA: OFF WHITE
- 7 BRACKET-TIMBERS: CEDAR CLEAR STAIN
- 8 VINYL WINDOWS: WHITE
- 9 RAILINGS - ALUMINUM: BLACK
- 10 ENTRY DOORS - PAINTED WOOD: CL 200M - BY G.P.
- 11 PAINTED CONCRETE
- 12 O.S. DOOR - COLOUR TO MATCH BRICK

NO.	DATE	REVISION
12	JAN 14, 2013	ISSUED FOR C.P. COMMITTEE
11	SEP 05, 2012	REVISED FOR C.P. APPLICATION
10	MAY 25, 2012	REVISED FOR REZONING APPLICATIONS & C.P. APPLICATION
9	APR 21, 2012	REVISED FOR C.P.
8	FEB 15, 2012	ISSUED FOR CLIENT REVIEW
7	NOV 05, 2011	ISSUED TO CITY REVIEW
6	OCT 28, 2011	DESIGN UPDATED
5	OCT 02, 2011	REVISED TO TRAFFIC CONSULTANT
4	SEP 06, 2011	DESIGN UPDATED
3	APR 06, 2011	CONCEPT REVISED
2	JAN 11, 2011	CONCEPT REVISED
1	NOV 14, 2010	CONCEPT REVISED
NO	DATE	REVISION

PROJECT TITLE:

**MIXED-USE DEVELOPMENT**

8411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:

**HOME CREATIONS**

DRAWING TITLE:

**BUILDING 1  
EAST ELEVATIONS**

DATE:	W/08	SHEET NO:
SCALE:	3/32"=1'-0"	A-3.2
DESIGN:	FA	
DRAWN:	JD	
PROJECT NO:		



# F. ADAB ARCHITECTS INC.

SUITE 104, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 4M4  
TEL: (604) 867-9003 FAX: (604) 867-9003  
E-MAIL: fadab@fadam.com

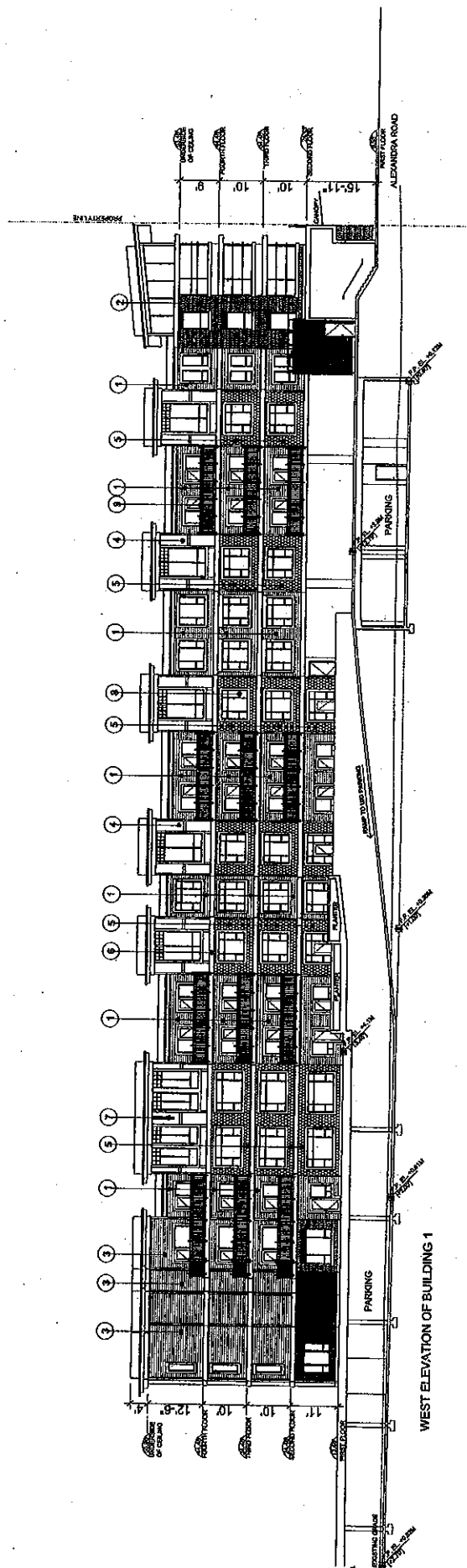
This drawing, as instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of the specific project only and will not be used otherwise without written permission from the office.

Contractors will verify and be responsible for all dimensions on the job. The office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party who signs the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party who signs the design professional has not entered into a contract.

PG. #13

DP 09472862



## MATERIAL LIST [ BUILDING 1 ]:

- ① VINYL SIDING : CYPRESS BY KAYCAN
- ② BRICK : CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING : CL 2020M FLOURISHING - BY G.P.
- ④ HARDIE BOARD : OFF WHITE
- ⑤ VINYL SHAKE : DESERT CLAY
- ⑥ TRIMS-BAND BOARDS-FASCIAS : OFF WHITE
- ⑦ BRACKETS-TRELISES : CEDAR CLEAR STAIN
- ⑧ VINYL WINDOWS : WHITE
- ⑨ RAILINGS - ALUMINUM : BLACK
- ⑩ ENTRY DOORS : PAINTED WOOD : CL 2020A - BY G.P.
- ⑪ PAINTED CONCRETE
- ⑫ O.H. DOOR : COLOUR TO MATCH BRICK

WEST ELEVATION OF BUILDING 1

18	JAN 15, 2010	ISSUED FOR DP COMMITTEE
17	SEP 03, 2009	ISSUED FOR APP APPLICATION
16	MAY 26, 2009	ISSUED FOR REZONING REVIEWS & DP APPLICATION
15	APR 21, 2009	REISSUED FOR O.P.
14	FEB 10, 2009	ISSUED FOR DUBIT REVIEW
13	NOV 09, 2008	ISSUED TO CITY REVIEW
12	OCT 29, 2008	DESIGN UPDATED
11	OCT 08, 2008	ISSUED TO TRAFFIC CONSULTANT
10	SEP 08, 2008	DESIGN UPDATED
9	APR 05, 2008	CONCEPT REVISED
8	JUN 11, 2008	CONCEPT REVISED
7	NOV 14, 2007	CONCEPT REVISED
6		REVISION ISSUED

PROJECT TITLE:  
**MIXED-USE DEVELOPMENT**  
9411 ALEXANDRA ROAD  
RICHMOND, B.C.  
FOR:  
**HOME CREATIONS**

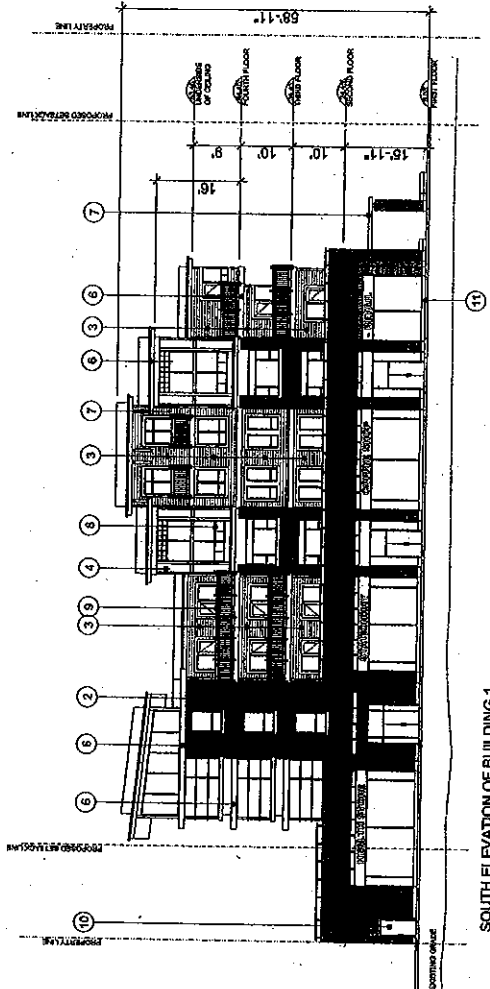
DRAWING TITLE:  
**BUILDING 1  
WEST ELEVATION**

DATE:	APR/08	SHEET NO:
SCALE:	3/32"=1'-0"	
DESIGN:	FA	
DRAWN:	JD	
PROJECT NO:		

A-3.3

# **MATERIAL LIST [ BUILDING 1 ]:**

- ① VINYL SIDING - CYPRESS BY MAYCAN
- ② BRICK - CHESTNUT BY MUTUAL MATERIALS CO.
- ③ HARDIE SIDING - CL 2223M FLOURISHING - BY G.P.
- ④ HARDIE BOARD - OFF WHITE
- ⑤ VINYL SHAKES - DESSERT CLAY
- ⑥ TRIMS-BAND BOARDS-PASOS - OFF WHITE
- ⑦ BRACKETS-TRILLISES - CEDAR CLEAR STAIN
- ⑧ VINYL WINDOWS - WHITE
- ⑨ RAILINGS - ALUMINUM - BLACK
- ⑩ ENTRY DOORS - PAINTED WOOD - CL 2255A - BY G.P.
- ⑪ PAINTED CONCRETE
- ⑫ D.H. DOOR - COLOUR TO MATCH BRICK



SOUTH ELEVATION OF BUILDING 1



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 101, 1009 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 987-3025 FAX: (604) 987-3003  
EMAIL: fadab@fadamad.com

This drawing, as instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify all dimensions and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party who has entered into a contract with F. Adab Architects Inc. and they are not to be used for any other purpose without the written consent of F. Adab Architects Inc. The design professional has not entered this contract.

Pl. #14

DP 09472862

12	JAN 14, 2010	ISSUED FOR DP COMMITTEE
11	SEP 01, 2009	ISSUED FOR ADP APPLICATION
10	MAY 26, 2009	ISSUED FOR THE DESIGN REVISIONS & CP APPLICATION
9	APR 21, 2009	REVISIONS FOR D.P.
8	FEB 18, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 05, 2008	ISSUED TO CITY REVIEW
6	OCT 20, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 08, 2008	CONCEPT REVISED
2	JUN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION MADE

## PROJECT TITLE:

**MIXED-USE  
DEVELOPMENT**

8411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME  
CREATIONS**

## DRAWING TITLE:

**BUILDING 1  
SOUTH ELEVATION**

DATE: APR/06	SHEET NO:
SCALE: 3/32"=1'-0"	A-3.4
DESIGN: FA	
DRAWN: JC	
PROJECT NO:	



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 150, 1200 ROSSLEVILLE CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 867-0028 FAX: (604) 867-5553  
E-MAIL: info@f.adab.com

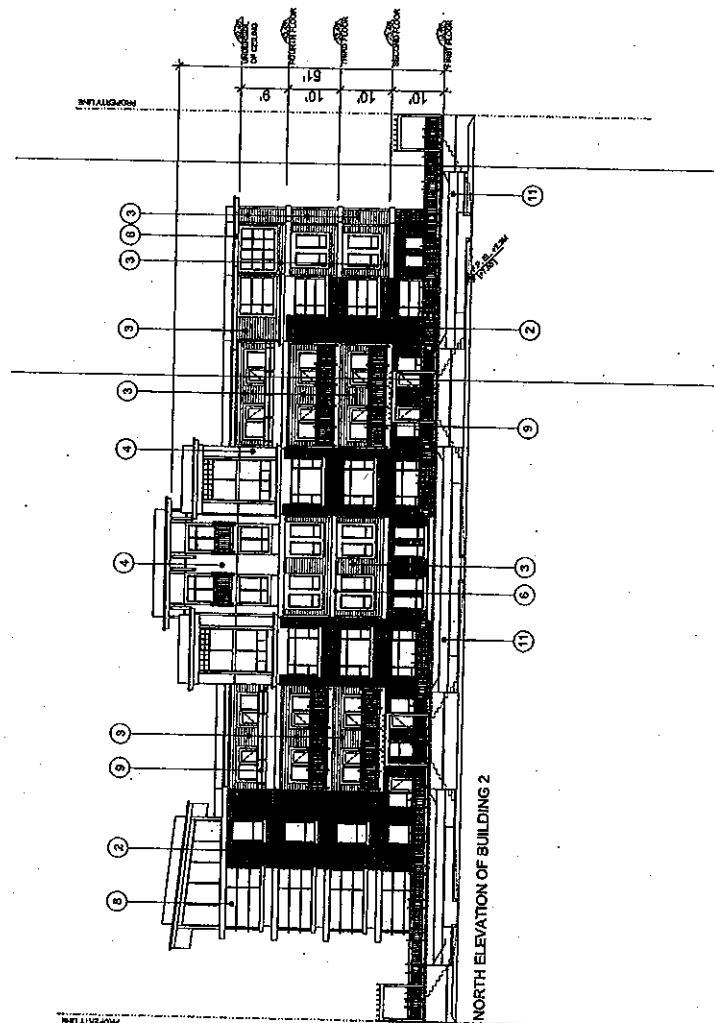
This drawing, in whole or in part, is the property of F. Adab Architects Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of the specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. The office will be informed of any discrepancies and variations shown on drawings.

Some design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any third party by the design professional in any party with whom the design professional has not entered into a contract.

**MATERIAL LIST [ BUILDING 2 ] :**

- 1 VINYL SIDING: CYPRESS BY KAYCAN
- 2 BRICK: CHESTNUT BY MUTUAL MATERIALS CO.
- 3 HARDIE SIDING: CL 2820M FLOURSPRING - BY G.P.
- 4 HARDIE BOARD: OFF WHITE
- 5 VINYL SHAKE: DESERT CLAY
- 6 TRANS-BAND BOARDS-FASCIA: OFF WHITE
- 7 BRACKETS-TRUSSES: CEDAR CLEAR STAIN
- 8 VINYL WINDOWS: WHITE
- 9 RAILINGS: ALUMINUM: BLACK
- 10 ENTRY DOORS: PAINTED WOOD: CL 2820A - BY G.P.
- 11 PAINTED CONCRETE
- 12 G.H. DOOR: COLOUR TO MATCH BRICK



Pg. #15

DP 09472862

NO	DATE	REVISION / ISSUED
11	JAN 14, 2010	ISSUED FOR DP COMMITTEE
10	SEP 03, 2009	ISSUED FOR ZONING APPLICATION
9	MAY 26, 2009	ISSUED FOR REDZONING REVIEW & ZONING APPLICATION
8	APR 11, 2009	ISSUED FOR D.P.
7	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
6	NOV 08, 2008	ISSUED TO CITY REVIEW
5	OCT 28, 2008	DESIGN UPDATED
4	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
3	SEP 26, 2008	DESIGN UPDATED
2	APR 08, 2008	CONCEPT REVISED
1	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED

PROJECT TITLE:  
**MIXED-USE  
DEVELOPMENT**

8411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**BUILDING 2  
NORTH ELEVATION**

DATE:	APP'D:	SHEET NO:
SCALE:	1/8" = 1'-0"	A-3.5
DESIGN:	JA	
DRAWN:	JC	
PROJECT NO:		



SUITE 130, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 967-3033 FAX: (604) 967-3033  
E-MAIL: [info@firm-forecast.com](mailto:info@firm-forecast.com)

This drawing, an instrument of service, is the property of F. Mott, Architect Inc. and may not be reproduced without the permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

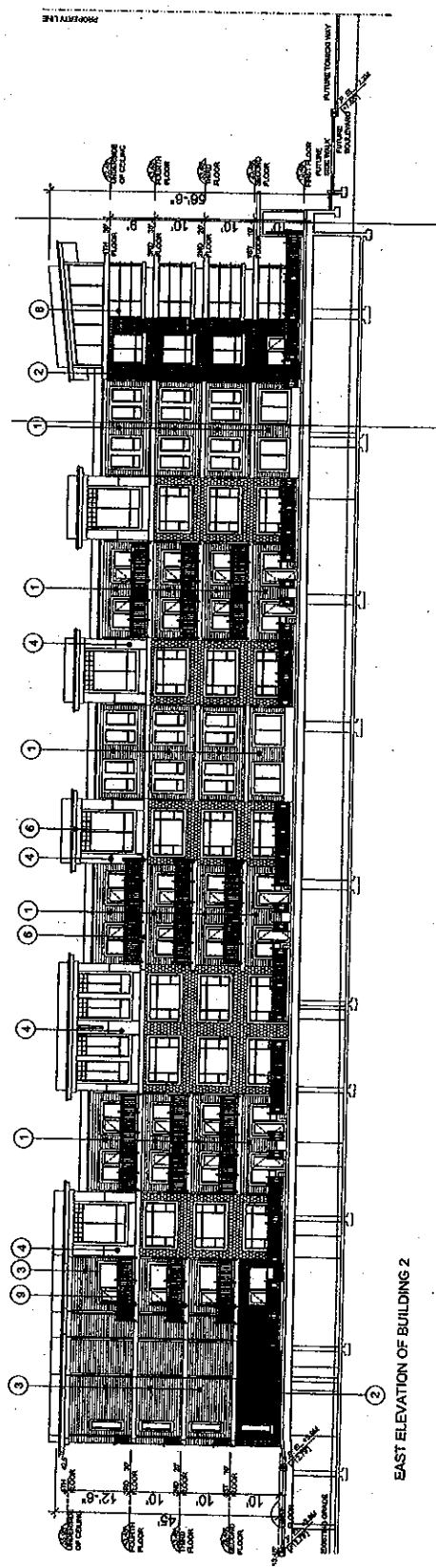
Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use of the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

Pg. #10

09472862

DATE: 11/1/01	SHEET NO:  A-3.6
SCALE: 3/32"=1'-0"	
DESIGN: FA	
DRAWN: JC	
PROJECT NO:	



- MATERIAL LIST [BUILDING 2]:**

- ① VINYL SIDING - CYPRESS BY KAYCAN
- ② BRICK - CHESTNUT BY NATURAL MATERIALS CO.
- ③ HARDIE SIDING - CL 22224 FLOURISHING - BY G.P.
- ④ HARDIE BOARD - OFF WHITE
- ⑤ VINYL SHAKE - DESERT CLAY
- ⑥ TRUSS-BAND BOARDS/FASCIAS - OFF WHITE
- ⑦ BRICKETS-TRILLIES - CEDAR CLEAR STAIN
- ⑧ VINYL WINDOWS - WHITE
- ⑨ RAILINGS - ALUMINUM - BLACK
- ⑩ ENTRY DOORS - PAINTED WOOD - CL 25224 - BY G.P.
- ⑪ PAINTED CONCRETE
- ⑫ O.A.M. DOOR - COLOUR TO MATCH BRICK

09472862  
DP

11	JAN 14, 2010	ISSUED FOR DP COMMITTEE
10	MAY 26, 2009	ISSUED FOR REGIONAL REVISIONS & OF APPLICATION
9	APR 21, 2009	REISSUED FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 08, 2008	ISSUED TO CITY REVIEW
6	OCT 28, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 09, 2008	DESIGN UPDATED
3	APR 09, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NA	SAR	REVISION ISSUED

PROJECT TITLE:

## MIXED-USE DEVELOPMENT

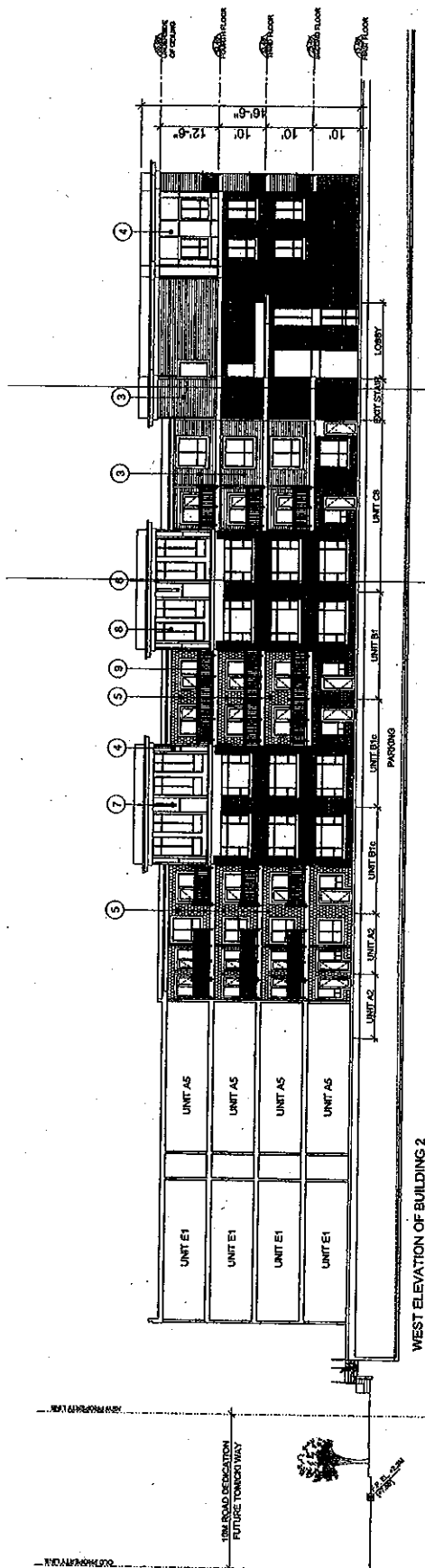
9411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
HOME  
CREATIONS

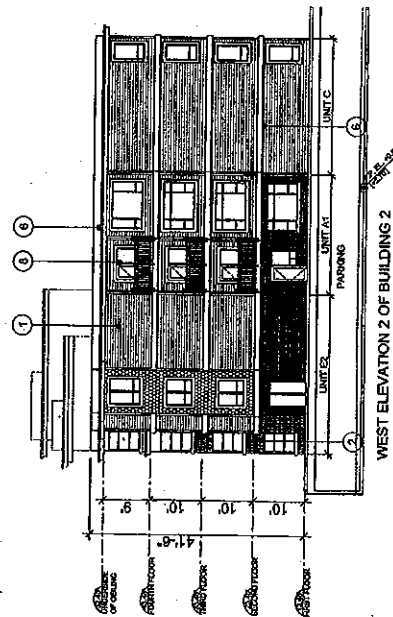
**DRAWING TITLE:**

**BUILDING 2  
WEST ELEVATION**

DATE: APR 08	SHEET NO:
SCALE: 3/32" = 1'-0"	A-3.7
DESIGN: FA	
DRAWN: JC	
PROJECT NO:	



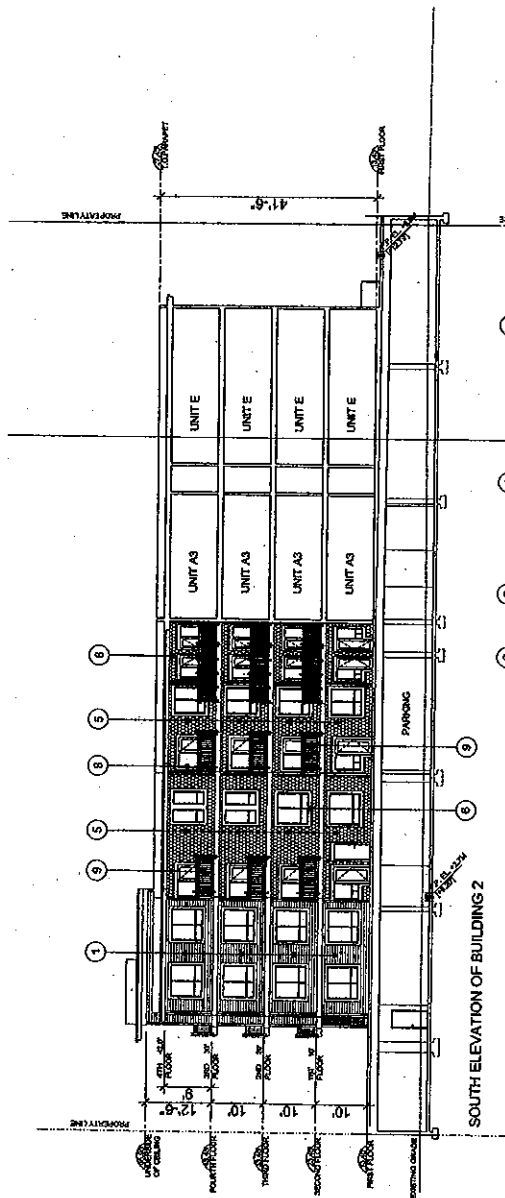
WEST ELEVATION OF BUILDING 2



WEST ELEVATION 2 OF BUILDING 2

**MATERIAL LIST [ BUILDING 2 ] :**

- ① VINYL SIDINGS : CYPRUSS BY KAYDON
- ② BRICK : CHRISTNUT BY MUTUAL MATERIALS CO.
- ③ HAROLD SINGO : LK 3222M FLOURISHING - BY G.P.
- ④ HAROLD SINGO : OFF WHITE
- ⑤ VINYL SHAKE : DESERT CLAY
- ⑥ TRANS-BAND BOARDS-PASCAIS : OFF WHITE
- ⑦ BRACKETS-PALLISSES : CEDAR CLEAR STAIN
- ⑧ VINYL WINDOWS : WHITE
- ⑨ RAILINGS - ALUMINIUM : BLACK
- ⑩ ENTRY DOCKS : PAINTED WOOD : LK 285A - BY G.P.
- ⑪ PAINTED CONCRETE
- ⑫ C.H. DOOR : COLOUR TO MATCH BRICK

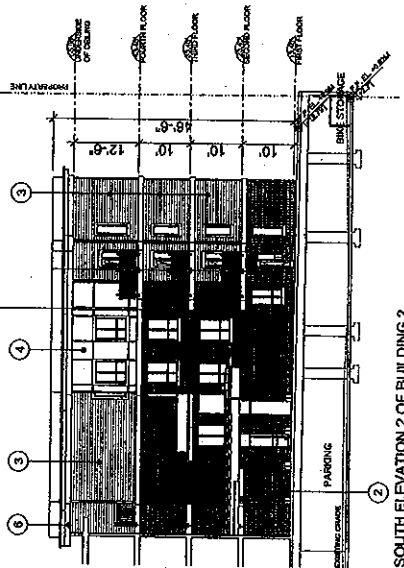


SOUTH ELEVATION OF BUILDING 2

GLASS CANOPY ELEVATION

**MATERIAL LIST [ BUILDING 2 ] :**

- ① VINYL SIDING : CYPRESS BY KAYCAN
- ② BRICK : CHESTNUT BY MAJULIA MATERIALS CO.
- ③ HARDIE SIDING : CL 3020M FLOURISHING - BY G.P.
- ④ HARDIE BOARD : OFF WHITE
- ⑤ VINYL SHAKE : DESERT CLAY
- ⑥ TRANS-BAND BOARDS-FASONS : OFF WHITE
- ⑦ BRACKETS-TRILLES : CEDAR CLEAR STAIN
- ⑧ VINYL WINDOWS : WHITE
- ⑨ RAILINGS - ALUMINUM : BLACK
- ⑩ ENTRY DOORS- PAINTED WOOD : CL 3025A - BY G.P.
- ⑪ PAINTED CONCRETE
- ⑫ O.H. DOOR : COLOUR TO MATCH BRICK



SOUTH ELEVATION 2 OF BUILDING 2



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 101, 1000 ROOSEVELT CRESSCENT  
NORTH VANCOUVER, BC V7P 5M4  
TEL: (604) 971-0000 FAX: (604) 971-0003  
E-MAIL: fadab@fadabarchitects.com

This drawing is an instrument of service, it is the property of F. Adab Architects Inc. and may not be reproduced without its permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from the office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party who is not the design professional's client or intended client.

DP 09472862 Pg. #18

12	JUN 14, 2010	ISSUED FOR CP COMMITTEE
11	SEP 03, 2009	ISSUED FOR ADP APPLICATION
10	MAY 26, 2009	ISSUED FOR RECORDING REVISIONS & DP APPLICATION
9	APR 21, 2009	REDESIGNED FOR D.P.
8	FEB 10, 2009	ISSUED FOR CLIENT REVIEW
7	NOV 04, 2008	ISSUED TO CITY REVIEW
6	OCT 29, 2008	DESIGN UPDATED
5	OCT 02, 2008	ISSUED TO TRAFFIC CONSULTANT
4	SEP 08, 2008	DESIGN UPDATED
3	APR 04, 2008	CONCEPT REVISED
2	JAN 11, 2008	CONCEPT REVISED
1	NOV 14, 2007	CONCEPT REVISED
NO.	DATE	REVISION / ISSUED
PROJECT TITLE:		
<b>MIXED-USE DEVELOPMENT</b>		
9411 ALEXANDRA ROAD RICHMOND, B.C.		
FOR:		
<b>HOME CREATIONS</b>		
DRAWING TITLE:		
<b>BUILDING 2 SOUTH ELEVATION</b>		
DATE:	APR/08	SHEET NO.:
SCALE:	3/32"=1'-0"	<b>A-3.8</b>
DESIGN:	FA	
DRAWN:	JC	
PROJECT NO.:		



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 130, 1000 ROOSEVELT CHESQUENT  
NORTH VANCOUVER, BC V7P 6A1  
TEL: (604) 947-3033 FAX: (604) 947-3033  
E-MAIL: info@f.adab.com

This drawing, in whatever medium, is the property of F. ADAB, Architect Inc. and may not be reproduced without the permission. All information shown in the drawing is for the use of this specific project only and will not be used otherwise without written permission from the office.

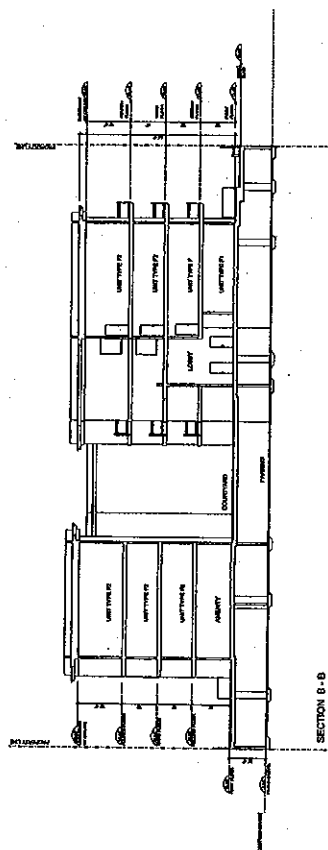
Calculations are verified and are responsible for all dimensions on this plan. The office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party who owns the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party who plans the design professional has not entered into a contract.

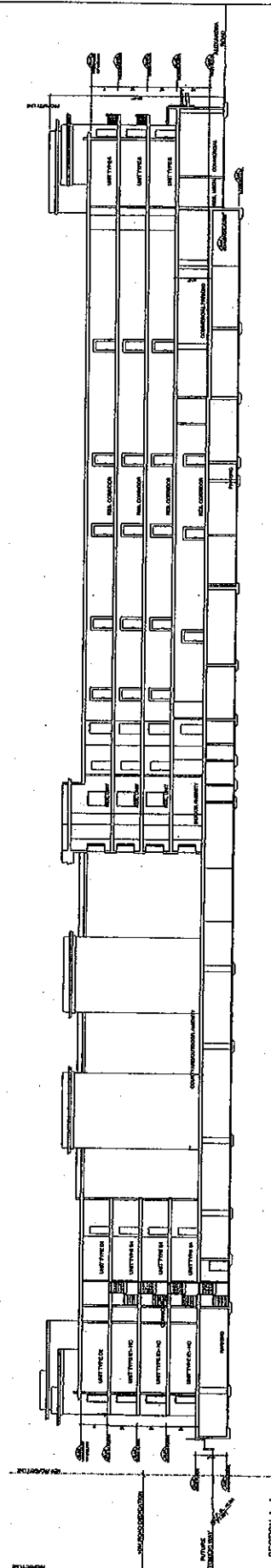
Pg. #19

09472862

DP



SECTION B-B



SECTION A-A

NO.	DATE	REVISION/ISSUE
12	JAN 14, 2019	ISSUED FOR DP COMMITTEE
11	SEP 05, 2008	ISSUED FOR AAP APPLICATION
10	MAY 26, 2008	ISSUED FOR REZONING REVISIONS & DP APPLICATION
9	APR 27, 2008	ASSIGNED FOR O.P.
8	FEB 10, 2008	ISSUED FOR CLIENT REVIEW
7	NOV 05, 2007	ISSUED TO CITY REVIEW
6	OCT 28, 2007	DESIGN UPDATED
5	OCT 04, 2007	ISSUED TO TRAFFIC CONSULTANT
4	SEP 04, 2007	DESIGN UPDATED
3	APR 01, 2007	CONCEPT REVISED
2	JAN 11, 2007	CONCEPT REVISED
1	NOV 14, 2005	CONCEPT REVISED
NA	DATE	REVISION/ISSUE

PROJECT TITLE:

**MIXED-USE  
DEVELOPMENT**

0411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME  
CREATIONS**

DRAWING TITLE:  
**SECTIONS**

DATE:	APR/08	SHEET NO.  A-4.
SCALE:	1/4"=1'-0"	
DESIGN:	FA	
DRAWN:	MP	
PROJECT NO:		



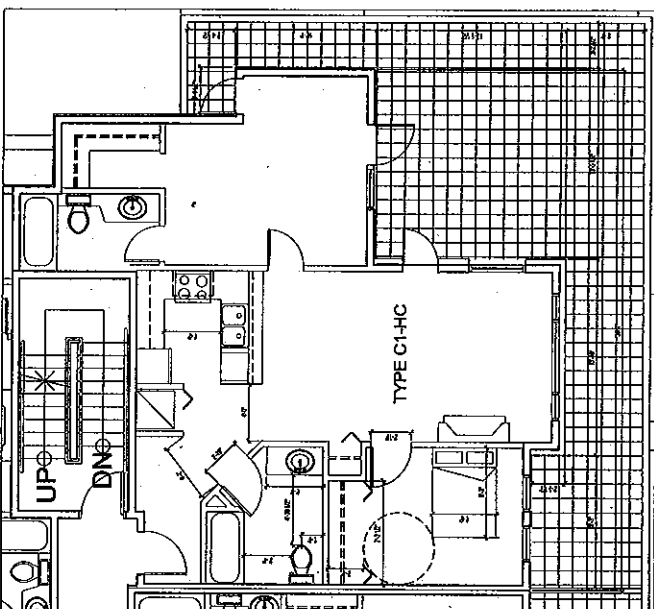
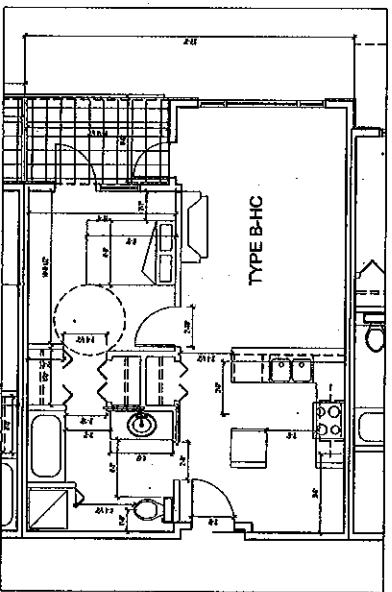
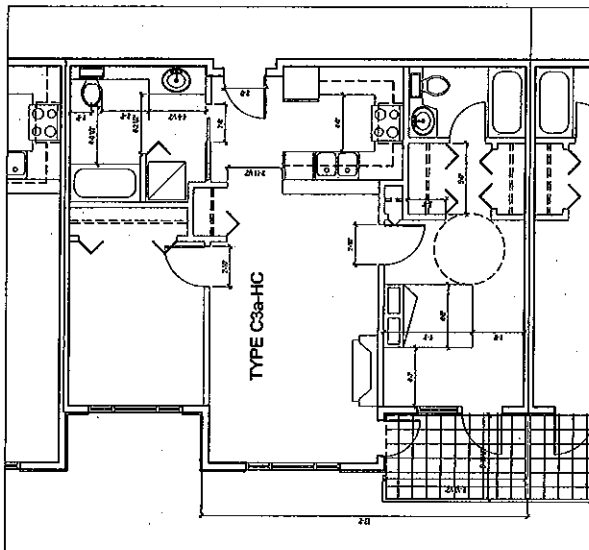
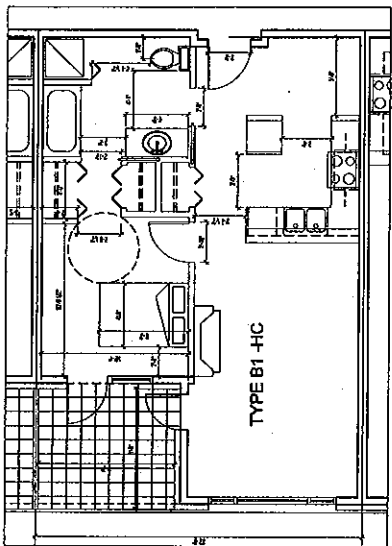
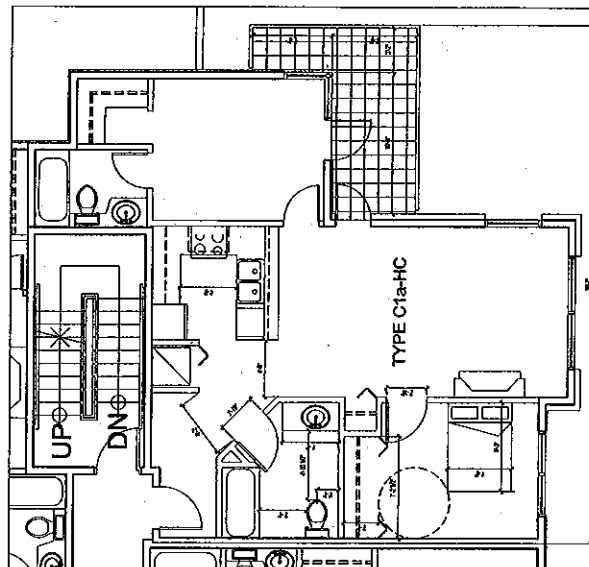
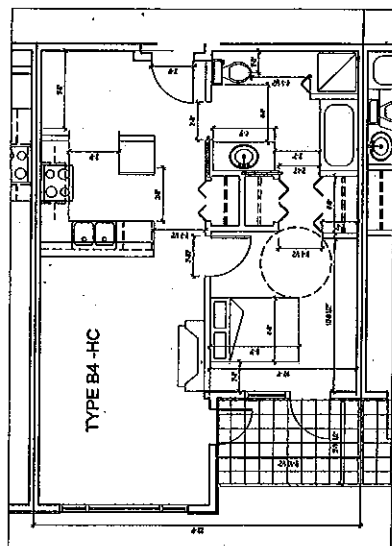
**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5H1  
TEL: (604) 461-0003 FAX: (604) 461-8033  
EMAIL: info@fadamad.com

This drawing, or instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without its permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the parties with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered this a contract.



DP 09472862

REF PG 1

1 JAN 14, 2010 ISSUED FOR DP COMMITTEE	
NO.	DATE
PROJECT TITLE:	
<b>MIXED-USE DEVELOPMENT</b>	
9411 ALEXANDRA ROAD RICHMOND, B.C.	
FOR:	
<b>HOME CREATIONS</b>	
DRAWING TITLE:	
<b>ACCESSIBLE UNITS TYPE B&amp;C SERIES</b>	
DATE: 1/11/10	SHEET NO:
SCALE: 1/8" = 1'-0"	<b>A-6.1</b>
DESIGN: FA	
DRAWN: JC / 1/11/10	
PROJECT NO:	



**F. ADAB  
ARCHITECTS  
INC.**

SUITE 100, 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3P4  
TEL: (604) 887-3000 FAX: (604) 887-3003  
EMAIL: fadab@fadabarchitects.com

This drawing, on instrument of service, is the property of F. Adab Architects Inc. and may not be reproduced without its permission. All information shown on this drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be liable for any discrepancies and variations shown on drawing.

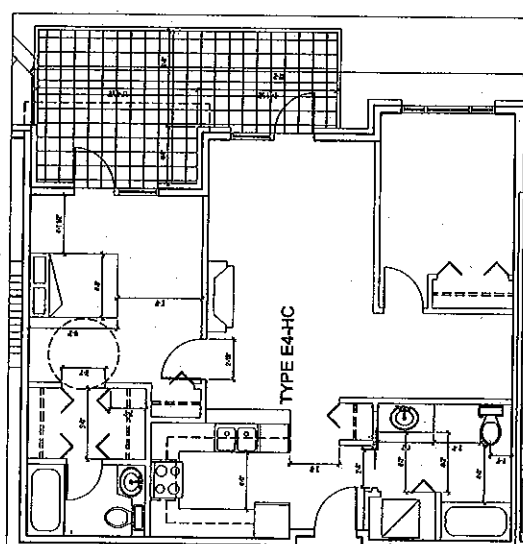
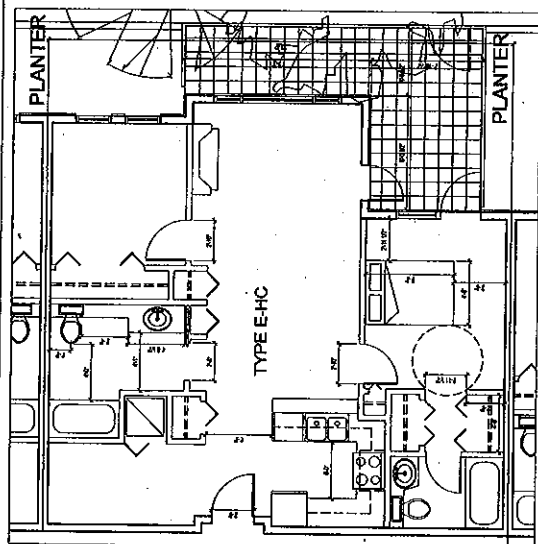
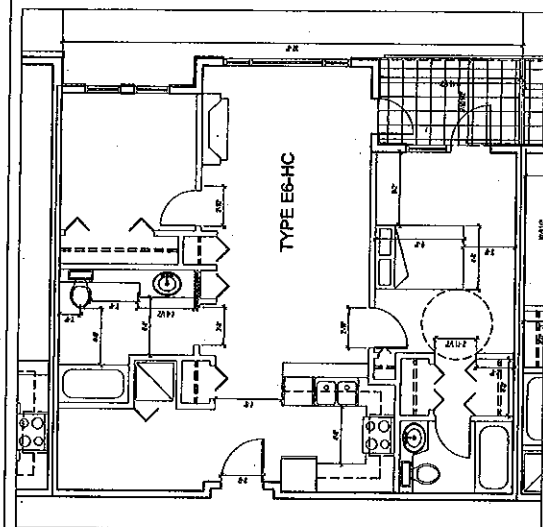
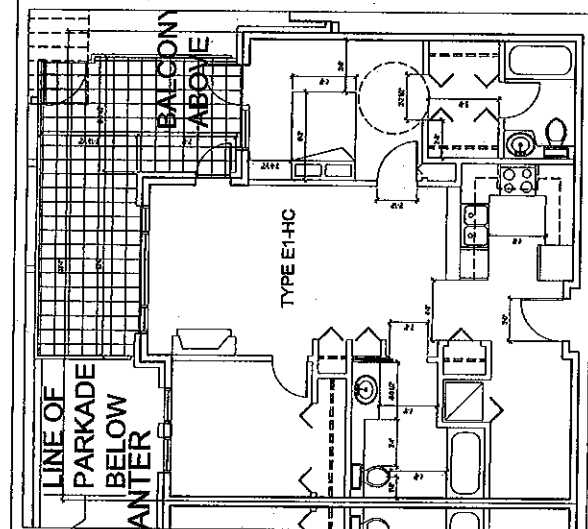
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations or warranties made by the design professional to any party with whom the design professional has not entered into a contract.

DP 09472862

REF. PG 2

**NOTES FOR ALEXANDRA ACCESSIBLE UNITS**

- "ROUGH IN" WIRING FOR AN AUTOMATIC OPENER WILL BE INSTALLED AT THE UNITS' ENTRANCE DOOR WHERE THE REQUIREMENTS FOR ADDITIONAL SPACE BESIDE THE DOOR CANNOT BE PROVIDED.
- ONE WINDOW IN AT LEAST ONE BEDROOM AND IN THE LIVING ROOM HAVE A SILL LOCATED AT NOT MORE THAN 2'-6" FROM THE FINISH FLOOR.
- STRUCTURAL REINFORCEMENT IN WALLS WILL BE PLACED IN WALLS BESIDE AND BEHIND THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE THE INSTALLATION OF GRAB BARS.
- BALCONIES HAVE A MINIMUM DIMENSIONS OF 5'-0" X 5'-0".



1	JAN 14, 2010	ISSUED FOR DP COMMITTEE
NO.	DATE	REVISION

**PROJECT TITLE:**

**MIXED-USE  
DEVELOPMENT**

9411 ALEXANDRA ROAD  
RICHMOND, B.C.

FOR:  
**HOME  
CREATIONS**

**DRAWING TITLE:**

**ACCESSIBLE UNITS  
TYPE E SERIES**

DATE:	JUN 10	SHEET NO:
SCALE:	1/4" = 1'-0"	
DESIGN:	FA	
DRAWN:	JC / HAT	
PROJECT NO:		A-6.2

09472862 REF PG #3

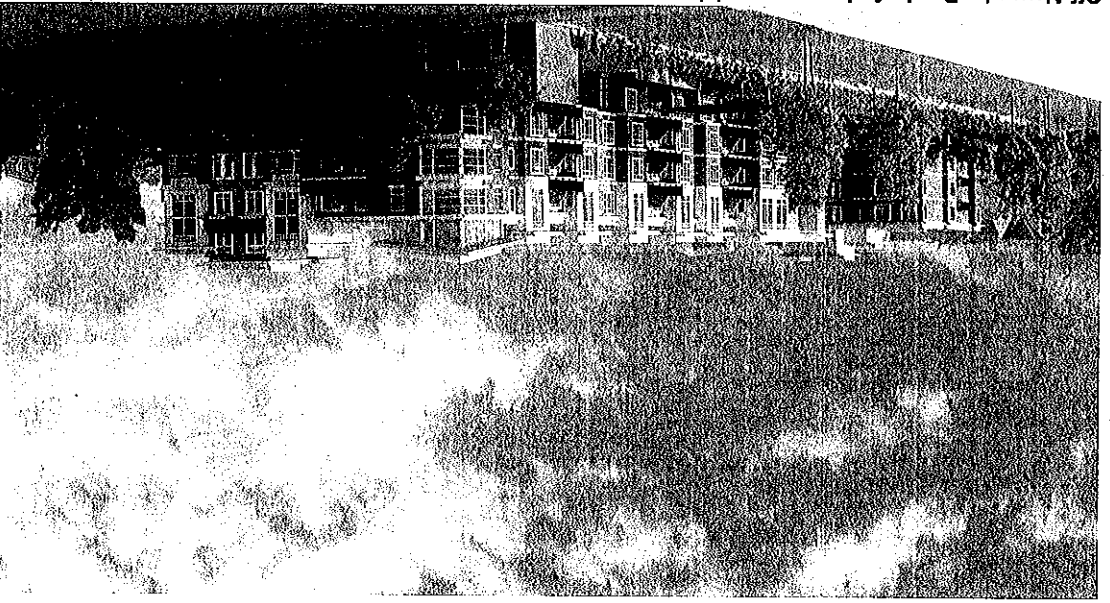
Off Tomiki Avenue - facing outdoor amenity area



Off Alexandra Road - facing entry and commercial

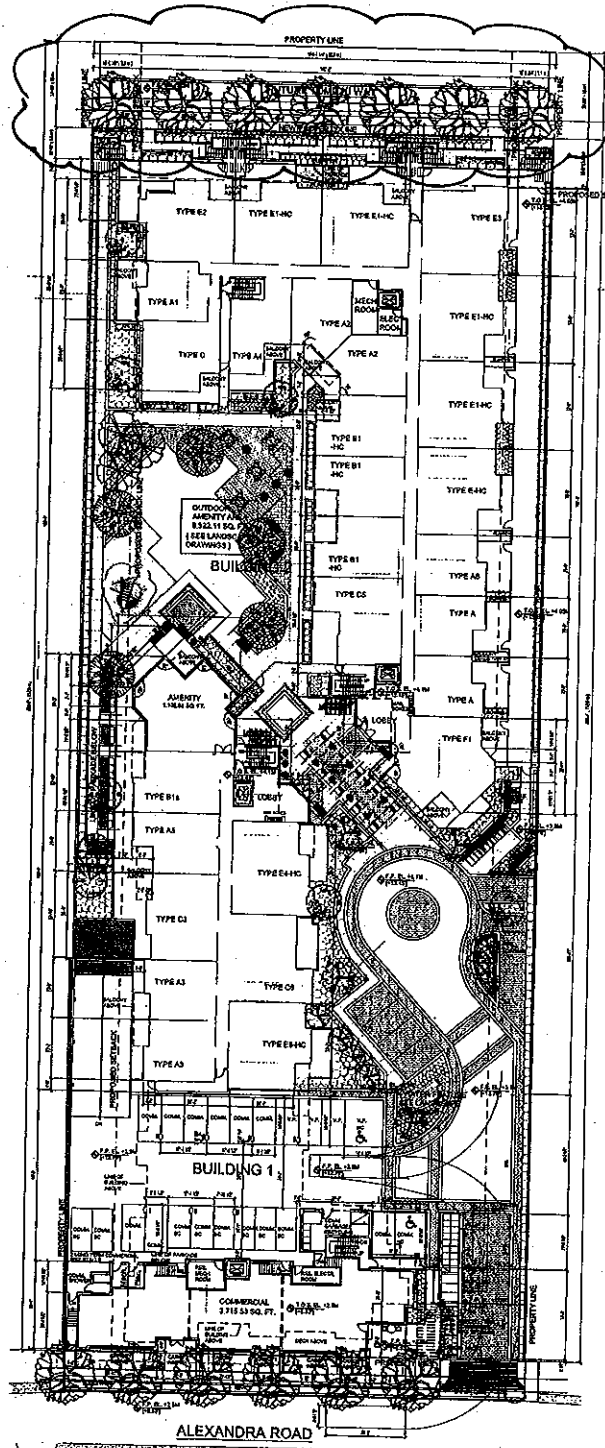


Off Alexandra Road - facing commercial



# Alexandra Road

## Mixed Use Development



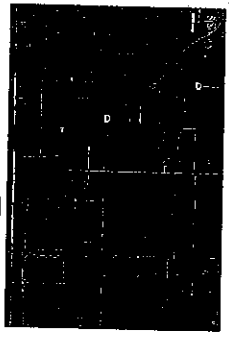
### GENERAL NOTES

1. General site plan showing building footprints, parking lots, and landscaping.
2. Detailed site plan showing building footprints, parking lots, and landscaping.
3. Detailed site plan showing building footprints, parking lots, and landscaping.
4. Detailed site plan showing building footprints, parking lots, and landscaping.
5. Detailed site plan showing building footprints, parking lots, and landscaping.
6. Detailed site plan showing building footprints, parking lots, and landscaping.
7. Detailed site plan showing building footprints, parking lots, and landscaping.
8. Detailed site plan showing building footprints, parking lots, and landscaping.
9. Detailed site plan showing building footprints, parking lots, and landscaping.
10. Detailed site plan showing building footprints, parking lots, and landscaping.
11. Detailed site plan showing building footprints, parking lots, and landscaping.
12. Detailed site plan showing building footprints, parking lots, and landscaping.
13. Detailed site plan showing building footprints, parking lots, and landscaping.
14. Detailed site plan showing building footprints, parking lots, and landscaping.
15. Detailed site plan showing building footprints, parking lots, and landscaping.

### DRAWING LIST

COVER SHEET	1
ARBORIST REPORT KEY PLAN	2
SITE PLAN	3
PLANTING PLAN I	4
PLANTING PLAN II	5
LANDSCAPE DETAILS I	6
LANDSCAPE DETAILS II	7
LIGHTING PLAN	8

### CONTEXT MAP



CIVIC ADDRESS:  
3871 & 3411 ALEXANDRA ROAD, RICHMOND BC

LEGAL ADDRESS:  
EAST HALF LOT 24 & WEST HALF OF LOT 24  
BOTH OF BLOCK 24 & BLOCK 3, NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 1224

AREA REVISED  
PLEASE SEE SKETCH  
ON PG. #28 FOR DETAIL  
(ADJUSTMENT TO  
INTERFACE AREA)

### COVER SHEET

PROJECT NO. DP2008-17		DRAWING NO. L-001	
PROJECT Alexandra Road Mixed Use Development		LOCATION 3831 / 3411 Alexandra Road Richmond, British Columbia	
DATE 09/12/2008		SCALE 1:250	
DRAWN BY J. L. L.		CHECKED BY M. V. L.	
APPROVED BY J. L. L.		APPROVED BY M. V. L.	

8

DP 09472862 PG. #20

# ARBORIST REPORT KEY PLAN

PROJECT NO. DP2008-17

L-002

WILLIAM J. DAVIS & ASSOCIATES, INC.  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-1100  
 www.williamjdavis.com

DP 09472862  
 M. #21

NO.	DESCRIPTION	DATE
1	ARBOREST REPORT	04/04/09
2	ARBOREST REPORT	04/04/09
3	ARBOREST REPORT	04/04/09
4	ARBOREST REPORT	04/04/09
5	ARBOREST REPORT	04/04/09
6	ARBOREST REPORT	04/04/09
7	ARBOREST REPORT	04/04/09
8	ARBOREST REPORT	04/04/09
9	ARBOREST REPORT	04/04/09
10	ARBOREST REPORT	04/04/09

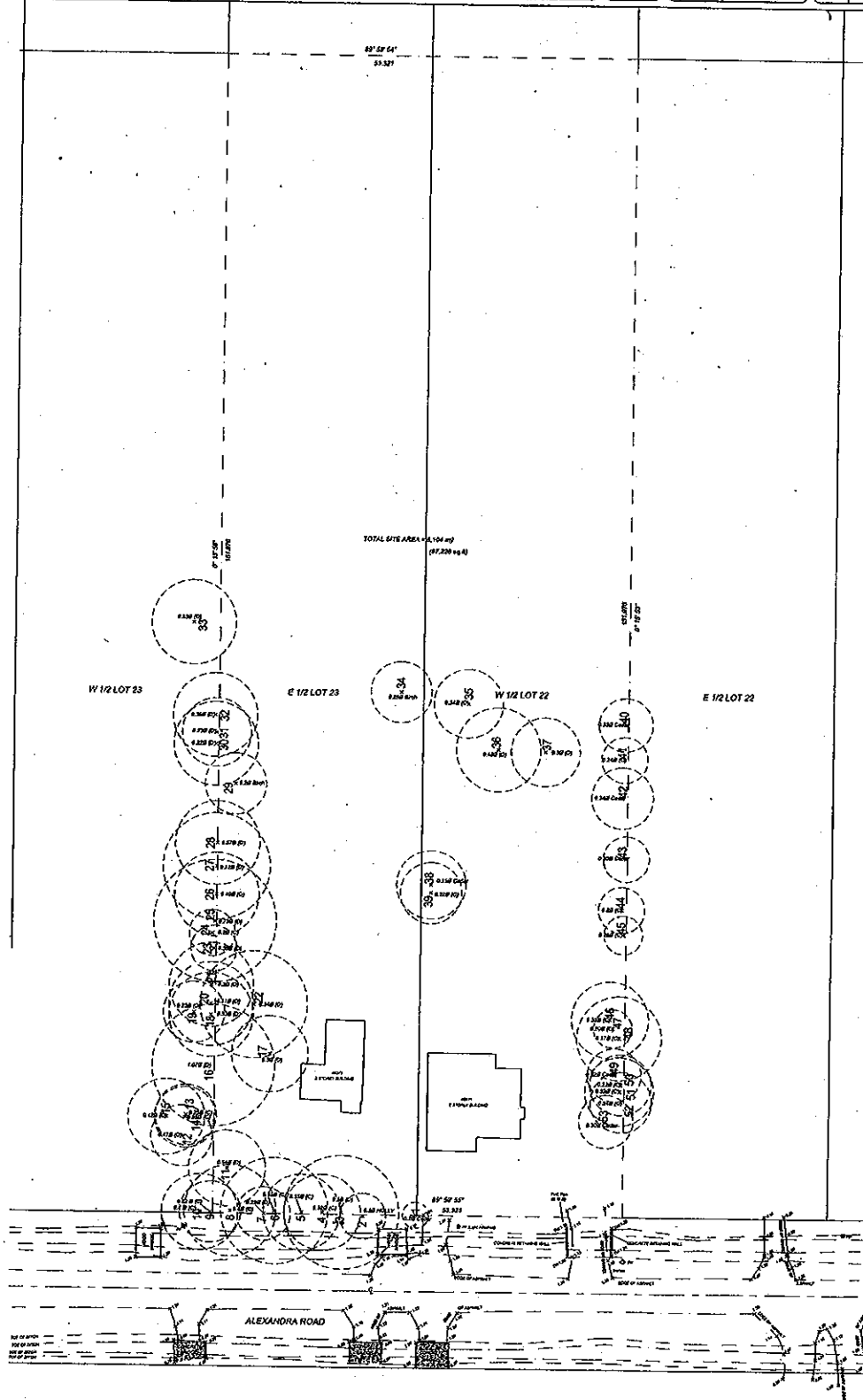
CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES TO REMAIN ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES TO REMAIN.

PROJECT: Alexandra Road  
 Mixed Use Development  
 LOCATION: 9801 / 9411 Alexandra Road  
 Richmond, British Columbia

DATE	1/25/09
SCALE	1:500
APPROVED	MWDZ
DATE	1/25/09

## ARBORIST MAP

Note: Arborist map associates with tree number provided in arborist report, revised: September 04, 2009. Refer to report for additional information (typ).



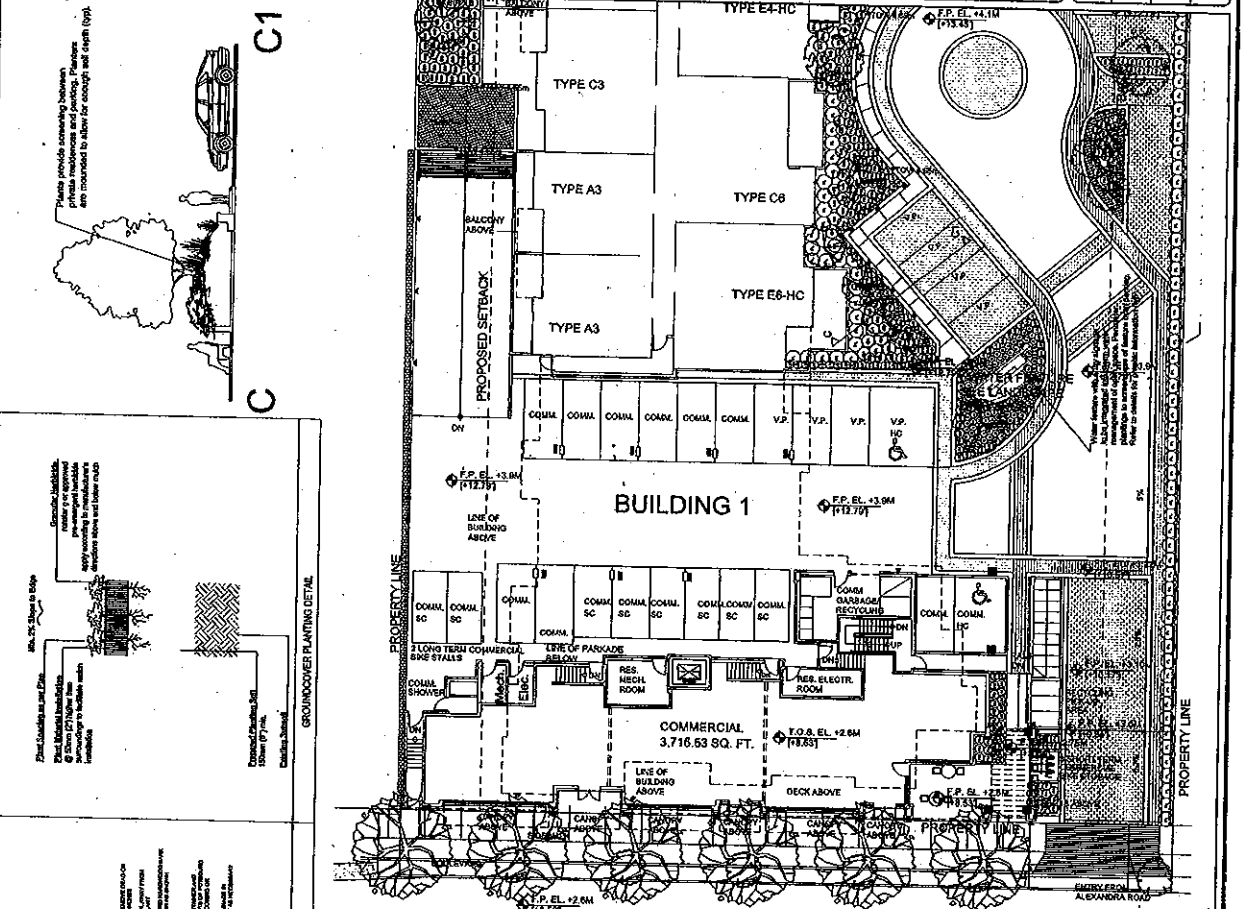


# PLANTING PLAN I

DP 09472862 R. #23

NOTES:  
1. See drawing for plantings and quantities.  
2. See drawing for plantings and quantities.  
3. See drawing for plantings and quantities.

DRAWING NO. DP2008-17	
PROJECT NO. 9631 / 9411 Alexandra Road	
PROJECT: Alexandra Road Mixed Use Development	
LOCATION: 9631 / 9411 Alexandra Road, Richmond, British Columbia	
DATE: 1/15/09	SCALE: 1"=10'
APPROVED: [Signature]	DESIGNED: [Signature]
CHECKED: [Signature]	IN CHARGE: [Signature]



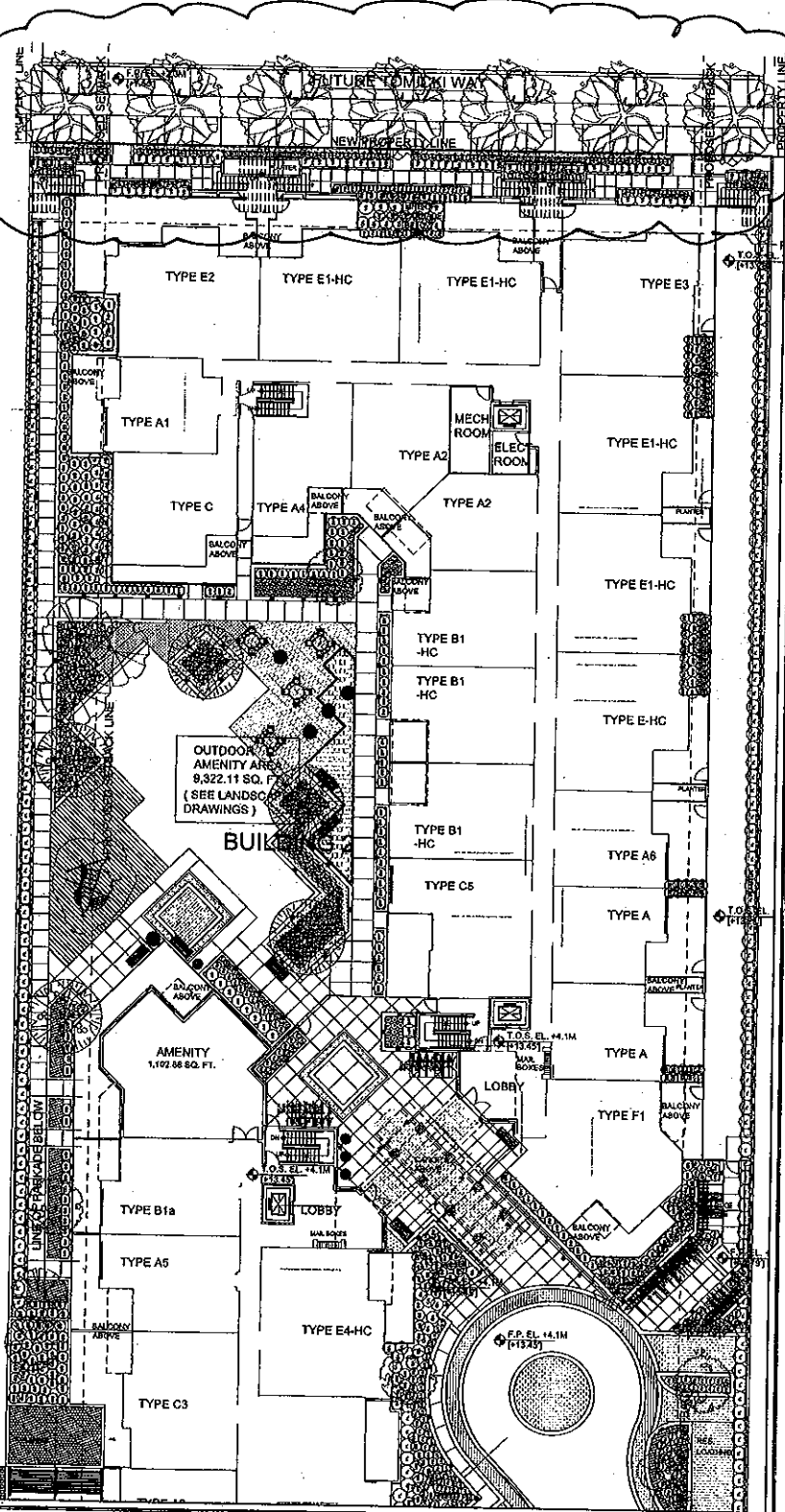
### TREE PLANTING DETAIL

1. Tree to be planted in pit.  
2. Pit to be 18" deep and 18" wide.  
3. Pit to be 18" deep and 18" wide.  
4. Pit to be 18" deep and 18" wide.  
5. Pit to be 18" deep and 18" wide.  
6. Pit to be 18" deep and 18" wide.  
7. Pit to be 18" deep and 18" wide.  
8. Pit to be 18" deep and 18" wide.  
9. Pit to be 18" deep and 18" wide.  
10. Pit to be 18" deep and 18" wide.

### SHRUB PLANTING DETAIL

1. Shrub to be planted in pit.  
2. Pit to be 18" deep and 18" wide.  
3. Pit to be 18" deep and 18" wide.  
4. Pit to be 18" deep and 18" wide.  
5. Pit to be 18" deep and 18" wide.  
6. Pit to be 18" deep and 18" wide.  
7. Pit to be 18" deep and 18" wide.  
8. Pit to be 18" deep and 18" wide.  
9. Pit to be 18" deep and 18" wide.  
10. Pit to be 18" deep and 18" wide.

KEY	COUNTS	BOTANICAL NAME	COMMON NAME	SPACING
1	1	Abies balsamea	Blue Spruce	10' x 10'
2	1	Thuja occidentalis	Arborvitae	10' x 10'
3	1	Juniperus horizontalis	Creeping Juniper	10' x 10'
4	1	Juniperus communis	Common Juniper	10' x 10'
5	1	Juniperus horizontalis	Creeping Juniper	10' x 10'
6	1	Juniperus communis	Common Juniper	10' x 10'
7	1	Juniperus horizontalis	Creeping Juniper	10' x 10'
8	1	Juniperus communis	Common Juniper	10' x 10'
9	1	Juniperus horizontalis	Creeping Juniper	10' x 10'
10	1	Juniperus communis	Common Juniper	10' x 10'





**VAN DER ZANDEN & ASSOCIATES INC.**  
Landreien-Henderson • Landreien • Peltz & Rosenbluth

**John LANDREIEN** 462 Broad  
St., New York, NY 10013  
New York, NY 10013  
New York, NY 10013

**P 504.462.2034**  
**F 504.462.2042**  
[info@vzand.com](mailto:info@vzand.com)

PC # 25 09472862

	No.	Date
Issues for Auxiliary Design Panel	July 14, 90	
Issues for Prelim	Sept 14, 90	
Issues for Permit	Oct 06, 90	
Issues for Auxiliary Design Panel	Sept 08, 90	
Issues for Finalizing	Dec 07, 90	
Issues for Auxiliary Design Panel	Oct 02, 91	
Issues for contract review	Nov 05, 91	
Over-sight		

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND ARE NOT TO BE REPRODUCED OR COPIED.

**Alexandra Road  
Mixed Use Development**

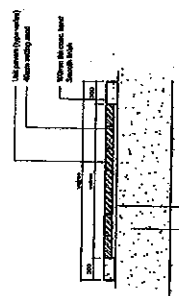
**LOCATION:**  
6631 / 9411 Alexandra Road  
Richmond, British Columbia

00000.			
	<u>IL</u>		
	GROUP		
	MVDZ		
		GROUP	
	MVDZ		
		DATE	January 1980
		T-250	

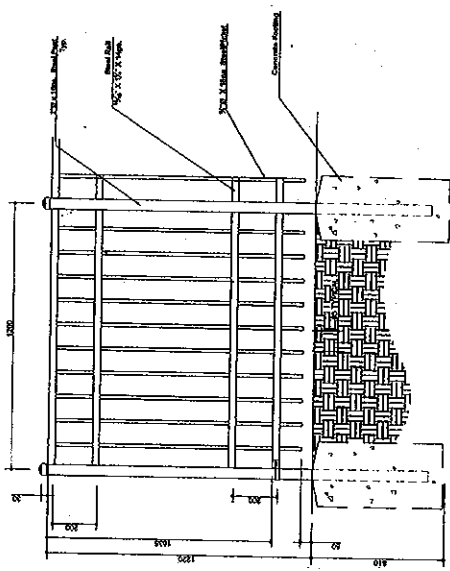
900-7

DP2008-17

NOTES:  
1. ALL RAILS AND POSTS AND OTHER VISIBLE PARTS SHALL BE STEEL, POWDERCOATED BLACK  
2. ALL HIDDEN BRACES AND BRACKETS SHALL BE HOT DIP GALVANIZED STEEL.  
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR 4" LOCKING GATES (TYP) SHOWN ON PLANS.



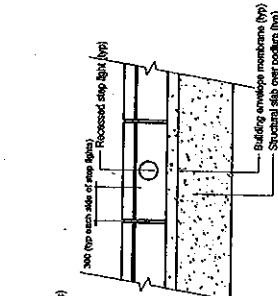
UNIT PAVEMENT WALKWAYS WITH CONCRETE BANDS - TYP.  
SCALE 1/20



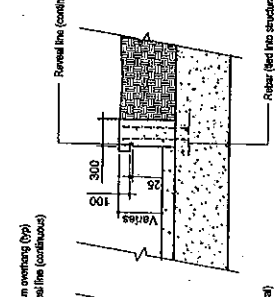
7

DECORATIVE PERIMETER FENCE - TYP.

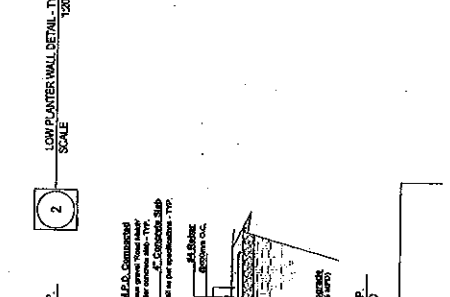
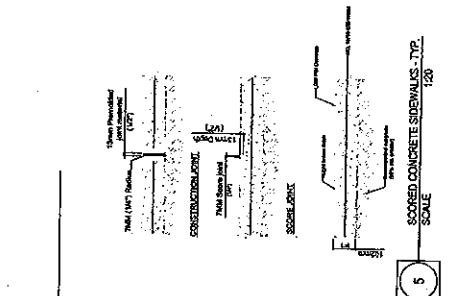
SCALE 1"=20'



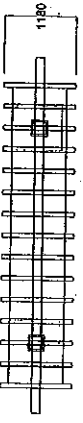
- └─ Building envelope membrane (typ)
- └─ Structural slab over podium (typ)



Rebar (lead into structure)



4  
SCORED CONCRETE PLAZA - TYP.  
SCALE 1/20



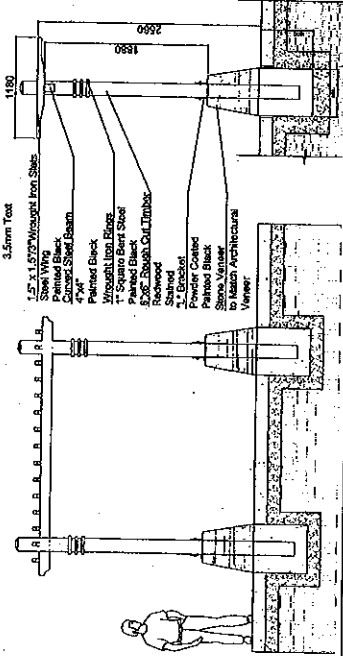
0

6

BICYCLE SHELTER - TYP.

SCALE

125



150mm

3.5mm Text

1180

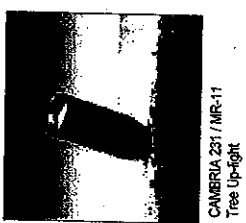


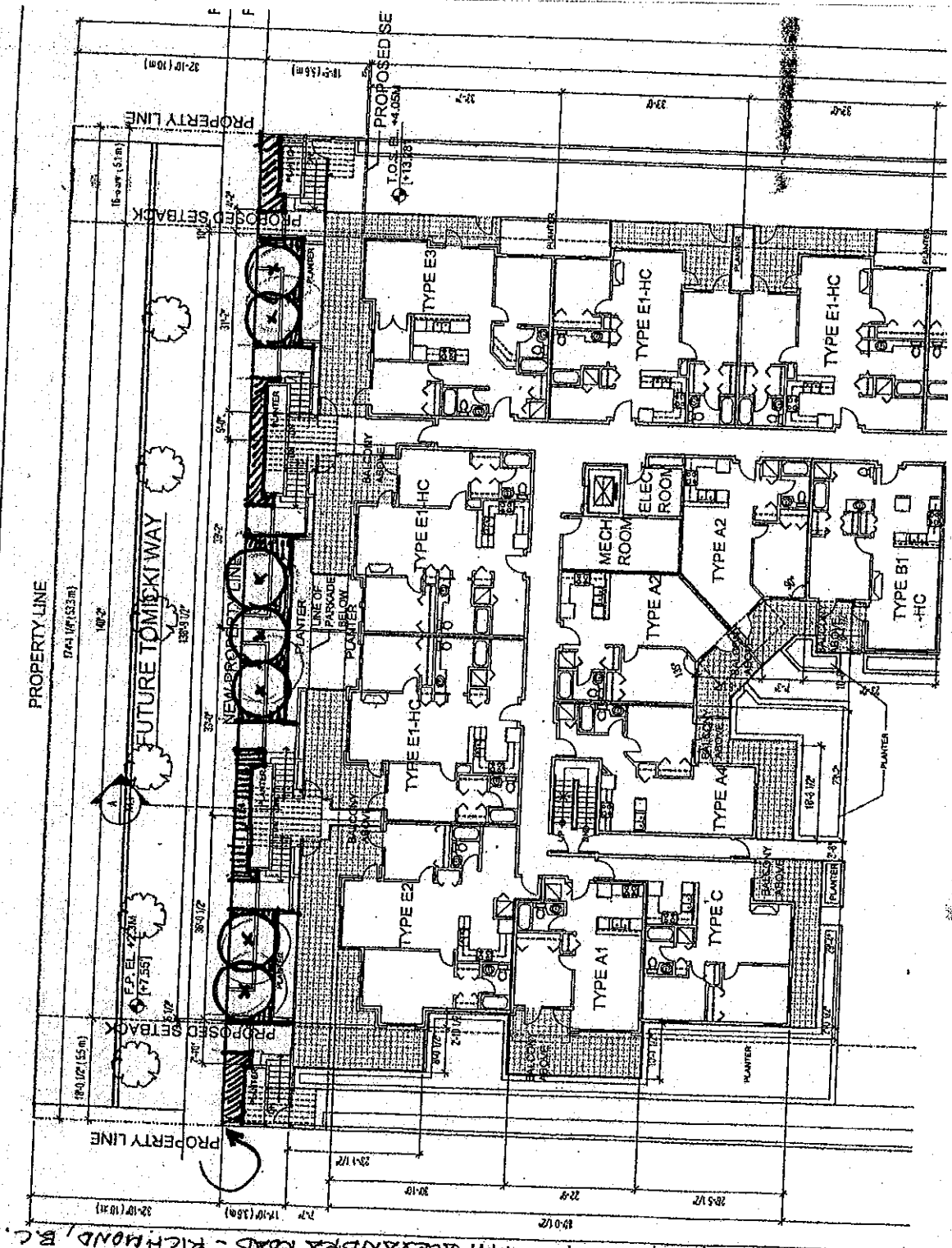
8



## 800-7

DRIVER	JL	CHASSIS MAY02	APPRAISED MAY02	COL FUEL LOG LIGHTS/PARKING	DATE January 14th, 2010
			SCALE 1:200		

This is a detailed architectural site plan of the University of Illinois at Chicago campus. The plan shows a complex arrangement of buildings, parking lots, and open spaces. A prominent feature is a large, circular plaza in the center-right, surrounded by a curved walkway and landscaping. To the left of this plaza is a large, irregularly shaped building complex. The campus is bordered by a street on the left and a parking lot on the right. The plan includes numerous smaller details such as individual rooms, corridors, and outdoor seating areas. The overall layout is organized around a central core with various extensions and peripheral structures.



JAN. 19/2010  
 CHANGE ACCEPTED  
 MARCO CIRIELLO, MAIR, MAI  
 P.E. F. ADAR ARCHITECTS INC.  
 PROJECT: 9571-9411 ALEXANDRA ROAD - RICHMOND, B.C.

DP 09472862  
 Pa. # 20