



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: May 21, 2008
File: DP 07-399254
Re: **Application by The Great Canadian Casino Corporation for a Development Permit at 8811 River Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a small addition of approximately 3,511 m² (37,798 ft²) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

Brian J. Jackson, MCIP
Director of Development

BJJ:ca
Att.

Staff Report

Origin

The Great Canadian Casino Corporation has applied to the City of Richmond for permission to develop a small addition of approximately 3511 m² (37,798 ft²) on the north side of the existing casino resort located at 8811 River Road on a site zoned Comprehensive Development District (CD/87).

The existing zoning can accommodate the proposed addition. No rezoning is required.

The applicant is required to have a Engineering utility capacity analysis completed prior to future Building Permit issuance. A Servicing Agreement will be required prior to future Building Permit issuance to address any services upgrades identified in the analysis.

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, a conference centre, marina and the North Arm of the Fraser River zoned Marina District 2 (MA2);

To the east, light industry, zoned Light Industrial District (I2);

To the south, River Road and the Bridgeport Canada Line Station parkade currently under construction and River Rock Resort hotel expansion zoned Comprehensive Development District (CD/87); and

To the west, the west parkade for the Great Canadian Casino resort, zoned Automobile-Oriented Commercial District (C6).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Bridgeport Area Plan Bylaw 7100 Schedule 2.12 and the proposed City Centre Area Plan concept approved in principle by Council on February 12, 2007.

Advisory Design Panel Comments

The Director of Development reviewed the proposed design and determined that referral to the Advisory Design Panel was not required given that the proposed addition is relatively small in scale and the design is in keeping with the established architectural vocabulary of the building.

Analysis

Conditions of Adjacency

- The casino resort is at the edge of the North Arm of the Fraser River. The proposed courtyard enclosure provides a northern façade to the existing courtyard, which is currently surrounded on three (3) sides.
- Design development has taken place to ensure an appropriate interface with the public waterfront walkway along the north side of the building by incorporating a visually distinctive entrance pavilion and additional exits to facilitate pedestrian movement through the building to the waterfront walkway. The general public can access the waterfront from the Canada Line station via Great Canadian Way and the Sexsmith Road extension from the south, and along the water front (dyke) in a east-west direction.
- Preliminary plans showing internal layout have been reviewed to ensure that appropriate interface with existing functions and circulation is achieved.

Urban Design and Site Planning

- The proposed addition improves the circulation and operation of the casino resort by providing logical linkages at the sky bridge level to the new proposed Canada Line Bridgeport Station, parkade and hotel addition.
- The proposed addition is adjacent to the public waterfront walkway which provides both opportunities and challenges. The height of the proposed stone wall has been kept as low as possible and, where possible and practical, glazing has been incorporated along the proposed addition. The upper portion of the proposed addition is glazed along the entire northern façade.
- Generally, the urban design preference is to have as much transparency as possible to establish a seamless indoor/outdoor transition. However, given the nature and regulatory requirements for a casino operation, incorporation of significant amount of glazing along the lower portion of the north wall at the pedestrian level is not possible or practical. Instead, the applicant has proposed a landscaped edge with planting of a combination of conifers and deciduous trees, shrubs and ground cover to mask the proposed stone wall and to provide a green edge to this portion of the building.
- Garbage and recycling will continue to be stored in the existing location and picked-up by the existing commercial operator. No changes are proposed.

Architectural Form and Character

- The architectural expression of the proposed addition is in keeping with the existing design of the development. It employs similar finishing material, glazing and colour scheme to the existing development to provide continuity.
- The flat roof of the proposed landscaped atrium will be fully glazed with skylights to maximize sun penetration for the proposed planting and to maintain as much of the outdoor feel in the enclosed atrium space. The gable roof of the main addition will be finished with pre-finished standing seam sheet metal roofing to match the existing roof finishes.
- The applicant has considered the incorporation of a green roof to the proposed addition, but was unable to do so. There are only a few small flat roof areas adjacent to the proposed addition and these are either already taken up by a roof top mechanical unit or not designed for the extra weight to support a green roof. However, the developer expressed a willingness to incorporate a green roof into the next phase of the casino resort expansion.

Landscape Design and Open Space Design

- The proposed addition is to enclose an existing courtyard. Six (6) of the existing 13 Trees in the courtyard will be relocated on the site in accordance with the proposed landscaping plan. The remaining seven (7) trees have been assessed and deemed not in a worthy condition for relocation. A total of five (5) new (11 total) trees will be incorporated into the landscaping along with other planting and landscape material.
- In addition, the developer has indicated their intention to incorporate a large landscaped courtyard to the north of the existing casino resort in the future as part of the next phase of expansion.
- The overall existing site landscaping and the design in the vicinity of the proposed addition provides an attractive amenity along the river's edge.

Amenity Contribution

- The developer has voluntarily proposed to contribute \$100,000 towards public amenities allocated between the public art and the Child Care Statutory Fund to be secured by a Letter of Credit. The developer is working with the City's Public Art Planner to develop a Public Art Plan to incorporate public art on the site. After the final cost of the public art is deducted from the \$100,000 voluntary amenity contribution proposed by the developer. The remainder of the voluntary contribution will be allocated to childcare.

Crime Prevention Through Environmental Design

- The new addition is contiguous and well connected to existing areas within the building. As such, there are ample opportunities for casual surveillance to ensure safety and security for the users.
- In addition, the Great Canadian Gaming Corporation provides 24-hour security for the development. Detail of the security measures are described in a letter dated April 15, 2008 from G. J. (Greg) Pattison, Director, Corporate Security of Great Canadian Gaming Corporation (**Attachment 2**).

Transportation

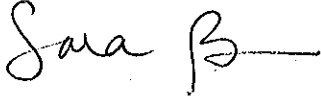
- The developer has submitted a transportation study dated April 2, 2008, to the satisfaction of the Director of Transportation, illustrating that the existing loading arrangement is sufficient to service the development. No addition loading area is required.
- The existing parking provisions exceeds the Parking Bylaw requirements. No new parking is being proposed as part of this submission.
- The developer contributed \$12,000 to upgrade the Great Canadian Way/River Road intersection to an accessible signal as part of this proposed expansion to the resort.

Engineering Works

- As identified above, the applicant is required to have a Engineering utility capacity analysis completed prior to future Building Permit issuance. A Servicing Agreement will be required prior to future Building Permit issuance to address any services upgrades identified in the analysis.

Conclusions

Staff recommend approval of the proposed addition as it is in keeping with the existing architecture of the building and would help to enhance the interior layout and operational needs of the existing casino resort.



for

Cecilia Achiam, MCIP, BCSLA
Senior Coordinator, Major Projects & Development Applications

CA:rg

Attachment 1: Development Data Sheet

Attachment 2: Letter from Great Canadian Gaming Corporation describing on-site security dated April 15, 2008.

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

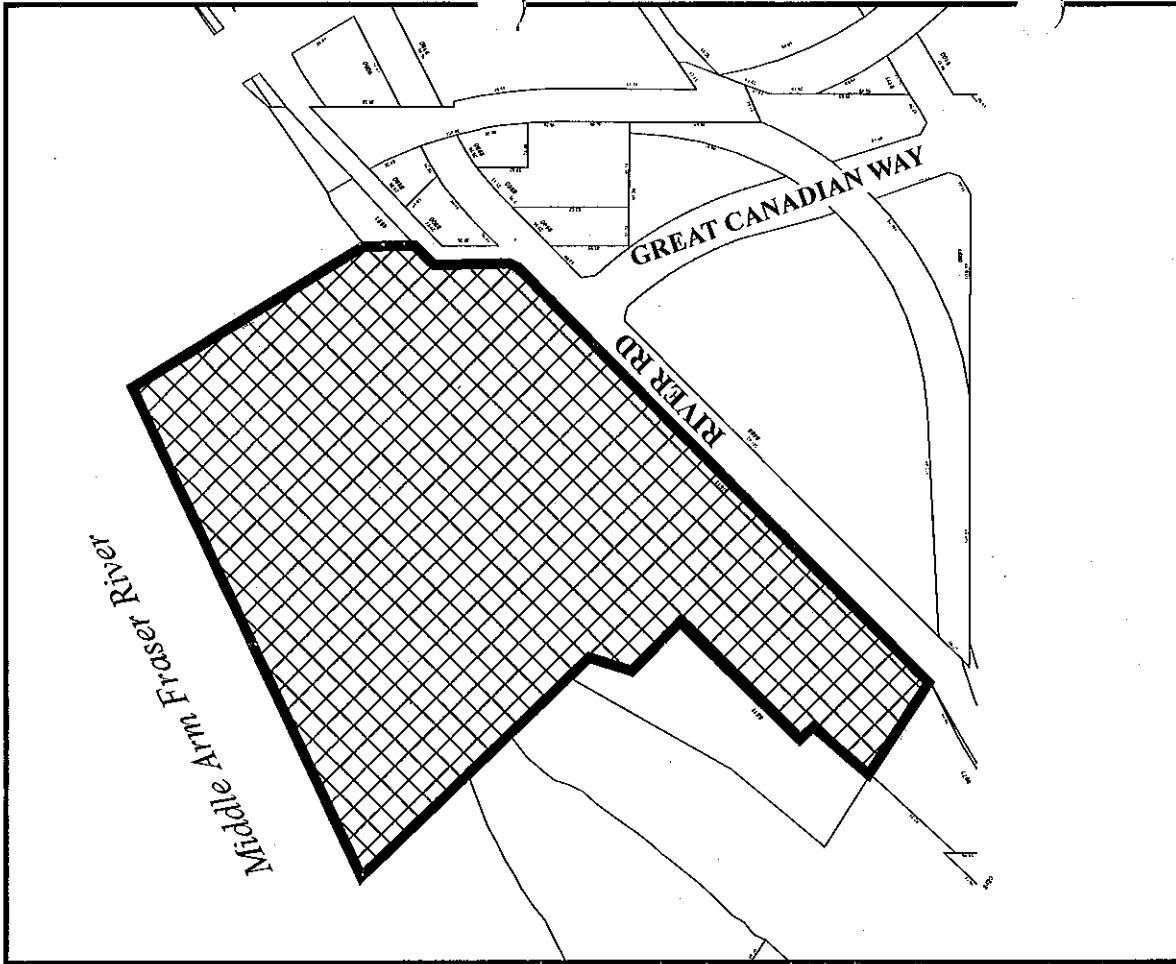
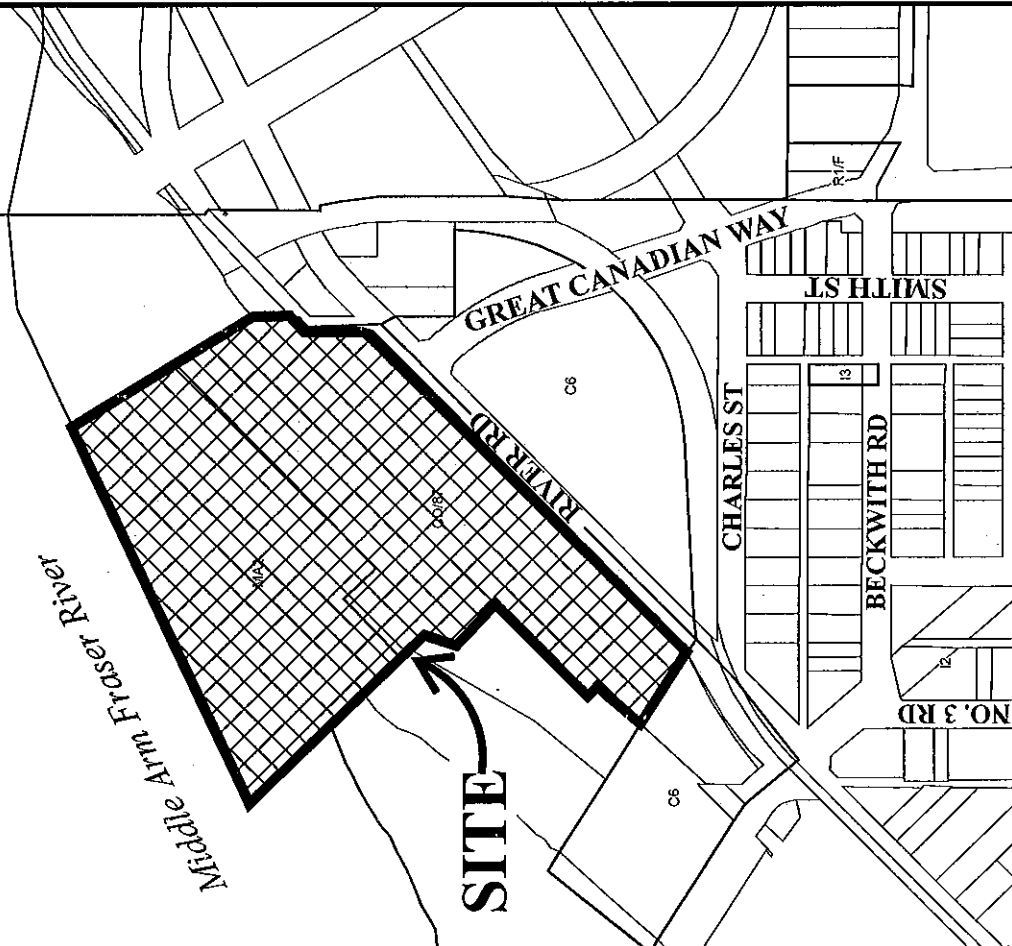
- Receipt of a Letter-of-Credit in the amount of \$100,000 to be distributed between public art and child care;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$38,000 (based on total floor area of 1,7588 sf).
- Receipt of \$12,000 towards the upgrade of Great Canadian Way/River Road intersection to an accessible signal.

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

- An Engineering utility capacity analysis completed to the satisfaction of the City's Engineering Planning Division.
- A separate Servicing Agreement for the design and construction of any services upgrades identified in the required Engineering utility capacity analysis.
- 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>).



City of Richmond



DP 07-399254 SCHEDULE "A"

Original Date: 01/15/08

Revision Date:

Note: Dimensions are in METRES



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 07-399254

Attachment 1

Address: 8811 River Road
 Applicant: Great Canadian Casino Corp. Owner: Great Canadian Casino Corp,
 Provincial Crown and Fraser Port Authorities
 Planning Area(s): 2.12 Bridgeport
 Floor Area Gross: 3784.28 m² Net: 3784.28 m²

	Existing	Proposed
Site Area	36896.3 m ²	36896.3 m ²
Land Uses	Casino/hotel	Casino/hotel
OCP Designation	Mixed-use	Mixed-use
Zoning:	CD/87	CD/87
Number of Units	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Hotel 1.5 / Other uses 0.5	Hotel 0.765 / Other uses 0.482	none permitted
Lot Coverage:	Max. 50%	39.2%	Complies
Setback – River Road:	Min. 6 m	N/A	Complies
Setback – Side Yard:	Min. 0 m	N/A	Complies
Setback – Side Yard:	Min. 0 m	N/A	Complies
Setback – Rear Yard:	Min. 0 m	N/A	Complies
Height (m):	Max. 45 m	22.95 m	Complies
Lot Size:	N/A	36896.3 m ²	Not Applicable
Off-street Parking Spaces – Resident/Commercial:	125 and 2169	125 and 2565	Complies
Off-street Parking Spaces – Accessible:	40	75	Complies
Off-street Parking Spaces – Total:	2294	2690	Complies
Indoor Amenity Space:	N/A	N/A	Not Applicable
Outdoor Amenity Space:	N/A	N/A	Not Applicable



GREAT CANADIAN GAMING CORPORATION.

April 15, 2008

City of Richmond
Major Projects & Development Applications
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: Cecilia Achiam

Re: River Rock Casino Resort Expansion Program

I am writing to you at the request of Douglas Stimson, Project Manager, Planning and Development, Great Canadian Gaming Corporation. I am advised that you have requested an overview of the Security program at the River Rock Casino Resort in furtherance of Great Canadian's development application.

Resort security is delivered by a 24-hour in-house Security Department that is responsible for security of all areas of the property including the hotel, theatre, parkade and marina. A contract security company provides additional security for exterior areas such as the boardwalk and parkade. Surveillance services are differentiated according to gaming versus non-gaming areas of the resort. Gaming space is covered by the Casino Surveillance department. Non-gaming areas such as the hotel, theatre and exterior portions of the property are covered by the Security Monitoring department.

Security Monitoring & Surveillance:

- Surveillance activities use digital recording technology capable of capturing high quality imagery.
- Great Canadian security protocols ensure high resolution surveillance imagery and the maintenance of a chain of custody to a criminal court evidentiary standard.
- The retention period for surveillance imagery meets or exceeds casino and hotel standards and is available to police upon request.

Enforcement:

- The Security department strictly enforces British Columbia Lottery Corporation Casino security procedures for gaming areas and, Great Canadian security procedures for non-gaming areas of the resort.
- Department enforcement responsibilities include British Columbia Liquor Branch *Terms and Conditions of Licensing* and maintenance of a zero tolerance for public consumption of liquor outside of the licensed areas.
- Vagrancy, loitering and abandoned minors is not permitted on the property.

Cecilia Achiam
City of Richmond
April 15, 2008
Page 2

Training:

- Security personnel are BC Justice Institute trained by a combination of a previous in-house Great Canadian security training program or a recently introduced Provincial government training standard for private security departments, also under the BCJI.
- Great Canadian staff receives mandatory training including but not limited to emergency management procedures such as fire evacuation and anti-robbery procedures, and BC Liquor Branch *Serving It Right - Responsible Liquor Service*.
- Operations staff at point-of-sale locations receive additional security related training in anti-fraud procedures involving counterfeit credit cards and identify theft.

I trust you will find the foregoing summary of the Resort's Security Department operations meet your requirements. Please contact me direct if you require additional information.

Sincerely,

GREAT CANADIAN GAMING CORPORATION



G. J. (Greg) Pattison
Director, Corporate Security



No. DP 07-399254

To the Holder: THE GREAT CANADIAN CASINO CORPORATION
Property Address: 8811 RIVER ROAD
Address: C/O 200-1014 HOMER STREET, VANCOUVER, BC V6B 2W9

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 #15 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$38,000. 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.
6. 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 07-399254

To the Holder: THE GREAT CANADIAN CASINO CORPORATION
Property Address: 8811 RIVER ROAD
Address: C/O 200-1014 HOMER STREET, VANCOUVER, BC V6B 2W9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR

PROJECT DATA

ZONING: CO 87
LEGAL DESCRIPTION: PARCEL 1, DISTRICT LOTS 4617 AND 6867, GROUP 1, AND SECTION 21, BLOCK 5 NORTH, RANGE 8 WEST, NEW WESTMINSTER DISTRICT, REFERENCE PLAN 7121.
SITE AREA: 387161.0 SQ. FT.
ALLOWABLE SITE COVERAGE: 50%
PROPOSED SITE COVERAGE (EXISTING + PROPOSED EXPANSION): 39.2%
ALLOWABLE FLOOR AREA RATIO: HOTEL USE AT 1.5 F.A.R., OTHER USES AT 0.5 F.A.R.
PROPOSED FLOOR AREA RATIO (EXISTING + PROPOSED EXPANSION):

30766.3 SQ. FT. REVENUE HOTEL USE FAR=0.765
 196590.0 SQ. FT. EXISTING - 138714.0 SQ. FT.
 58774.5 SQ. FT. PROPOSED NEW AREA - 40735.0 SQ. FT.
 196590.0 SQ. FT. TOTAL 191487.7 SQ. FT.
 OTHER USES PARKING

PROPOSED EXPANSION FLOOR AREA: GROUND FLOOR 11871.8 SQ. FT.
 2ND FLOOR 7140.0 SQ. FT.
 3RD FLOOR 15123.2 SQ. FT.
 TOTAL 44135.0 SQ. FT. (974.28 SQ. M.)

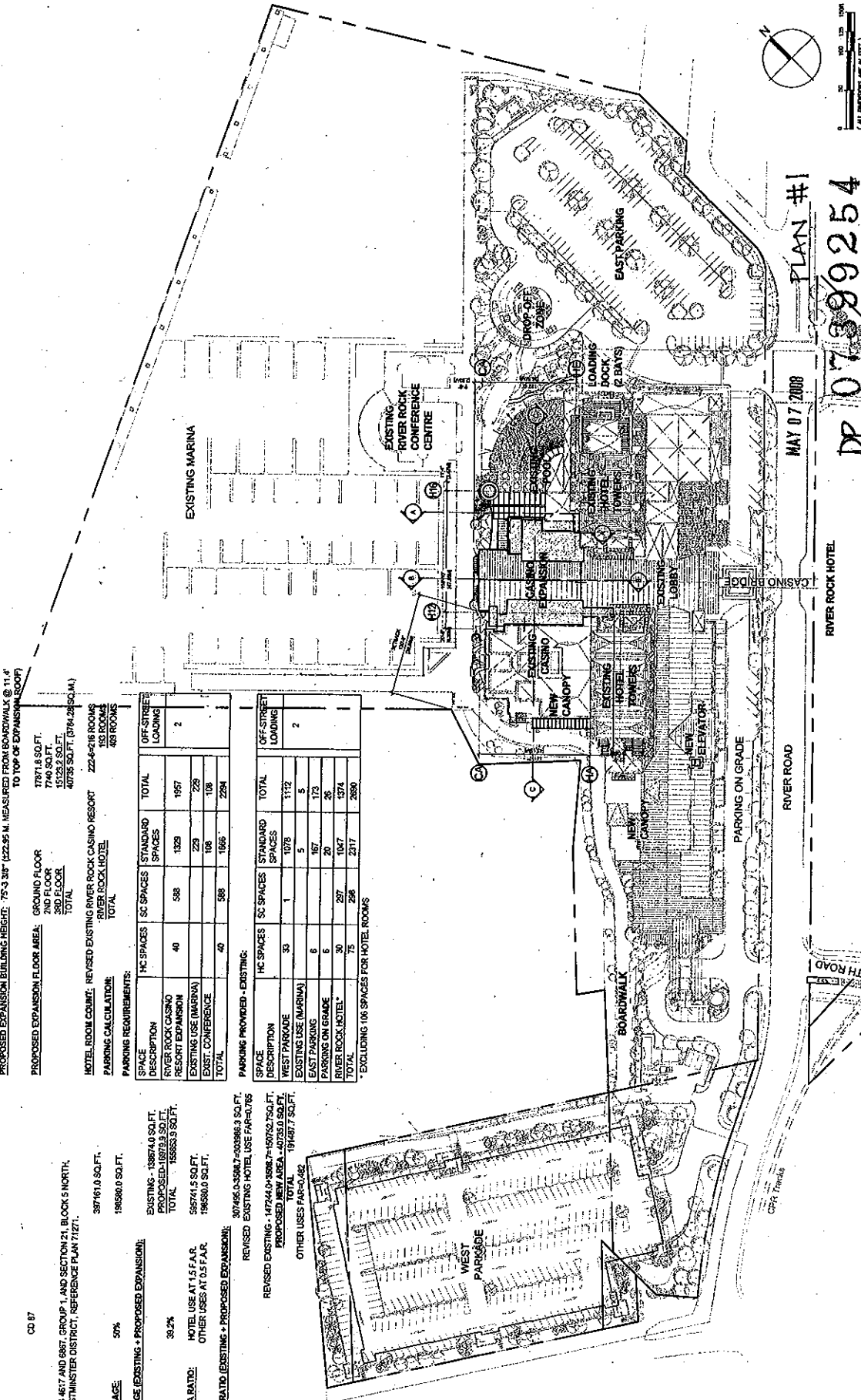
HOTEL ROOM COUNT, REVISED EXISTING RIVER ROCK CASINO RESORT 2224-6218 ROOMS
 RIVER ROCK HOTEL 48 ROOMS
TOTAL 2272 ROOMS

SPACE DESCRIPTION	HC SPACES	SC SPACES	STANDARD SPACES	TOTAL	OFF-STREET LOADING
RIVER ROCK CASINO RESORT EXPANSION	40	588	1329	1957	2
EXISTING USE (MARINA)			229	229	
EXIST. CONFERENCE			106	106	
TOTAL	40	588	1566	2294	

PARKING PROVIDED - EXISTING:

SPACE DESCRIPTION	HC SPACES	SC SPACES	STANDARD SPACES	TOTAL	OFF-STREET LOADING
WEST PARKADE	33	1	1078	1112	2
EXISTING USE (MARINA)			5	5	
EAST PARKING	8		167	175	
PARKING ON GRADE	6		20	26	
RIVER ROCK HOTEL*	30	297	1047	1374	
TOTAL	75	298	2317	2680	

* EXCLUDING 106 SPACES FOR HOTEL ROOMS



3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 11 2007	Date	Rev. No.	Description
2	ISSUED FOR CLIENT REVIEW	NOV 30 2006	Date	Rev. No.	Description
1	ISSUED FOR DEVELOPMENT PERMIT	NOV 30 2007	Date	Rev. No.	Description

DA
 David A. ...
 3000 ...
 2007 ...

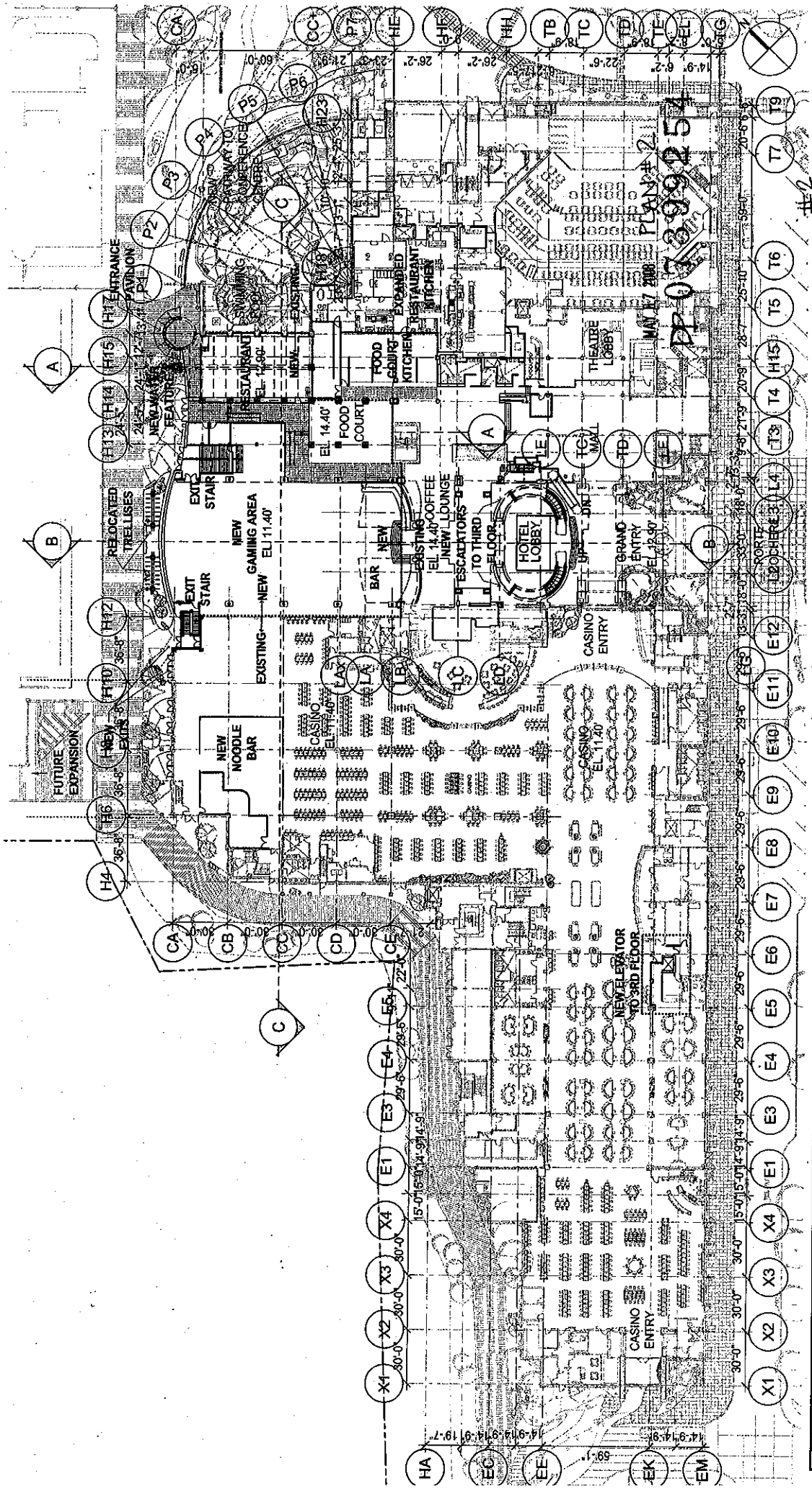
GREAT CANADIAN GAMING CORPORATION

EXPANSION OF RIVER ROCK CASINO RESORT
 8811 RIVER ROAD
 RICHMOND, B.C.

SHEET TITLE
 SITE PLAN & PROJECT DATA

Drawing Date Nov. 30, 2007.
Scale 1" = 125'
Drawn RK/JES.
Ref. Dwg. Sheet No. 2
Rev. -

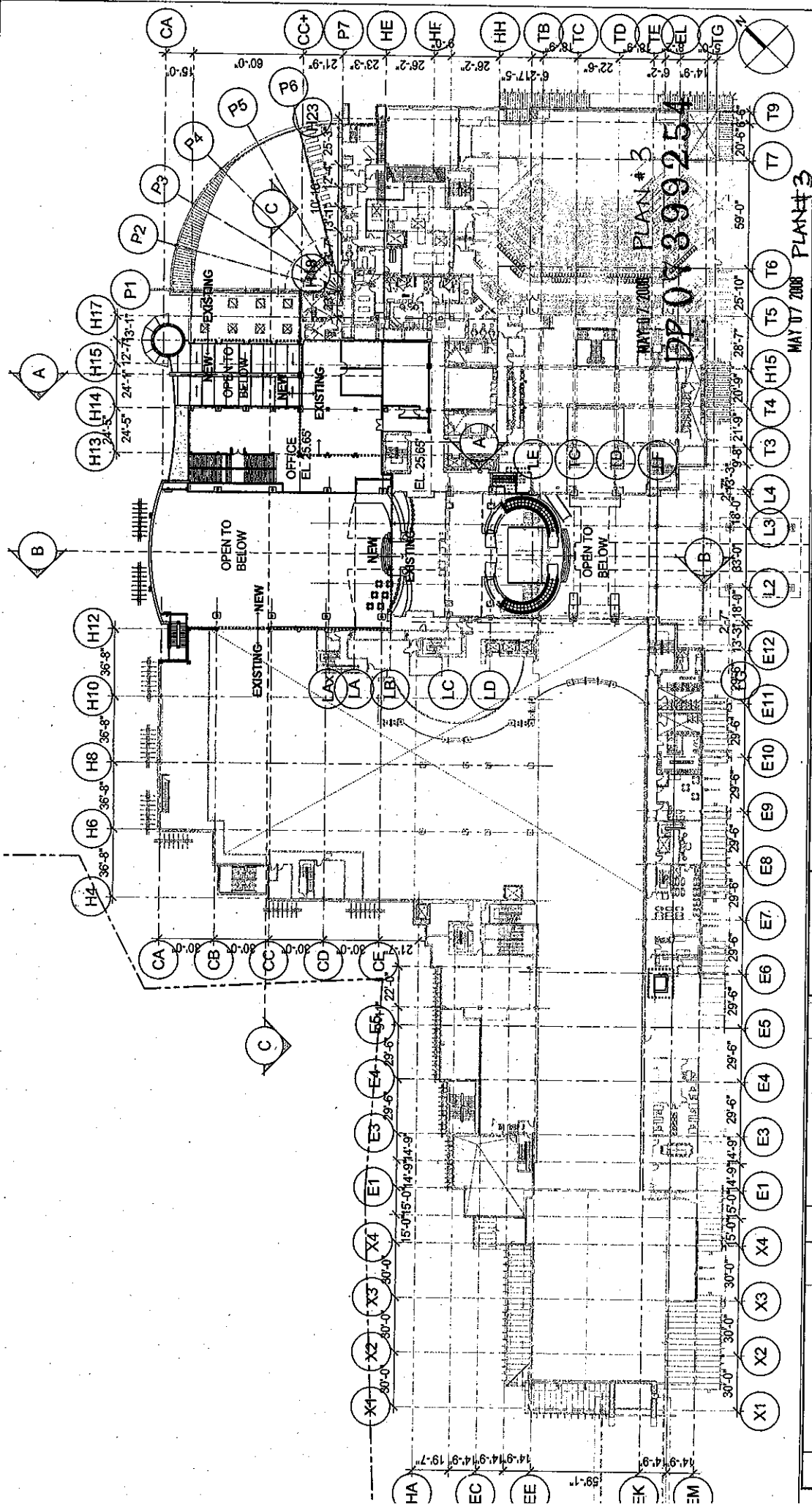
DP 07399254
MAY 07 2008
PLAN #1



REVISIONS		DATE		DESCRIPTION	
Rev No.	Description	Date	Rev No.	Description	Date
3	ISSUED FOR DEVELOPMENT PERMIT	2008			
2	ISSUED FOR CLIENT REVIEW	2008			
1	ISSUED FOR DEVELOPMENT PERMIT	2007			

DA	DESIGN ARCHITECTURE
Owner / Architect / Engineer	Contractor / Consultant
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000
1000-1000	1000-1000

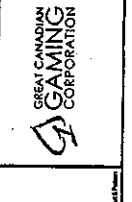
EXPANSION OF RIVER ROCK CASINO RESORT 8811 RIVER ROAD RICHMOND, B.C.		SHEET TITLE LEVEL 1 - FLOOR PLAN	Drawing Date Nov. 30, 2007. Scale 1" = 50' Drawn R.K. Ref. Desg. Sheet No. 3 Rev.
---	--	--	--



Drawing Date	Jan 08, 2008
Scale	1" = 50'
Drawn	E.S.
Ref. Dwg.	
Sheet No.	4
Rev.	

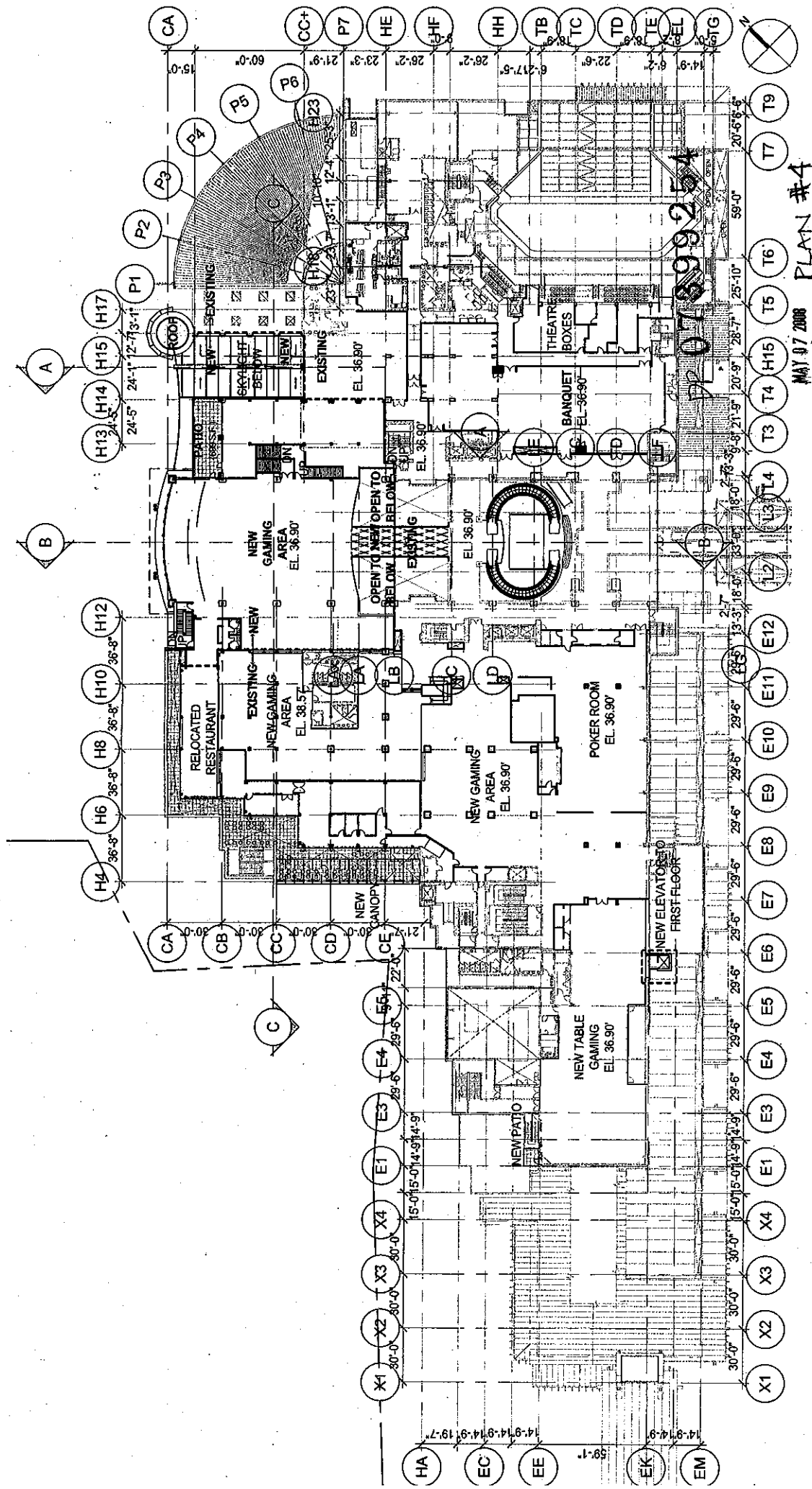
SHEET TITLE
LEVEL 2 - FLOOR PLAN

EXPANSION OF RIVER ROCK CASINO RESORT
 8811 RIVER ROAD
 RICHMOND, B.C.



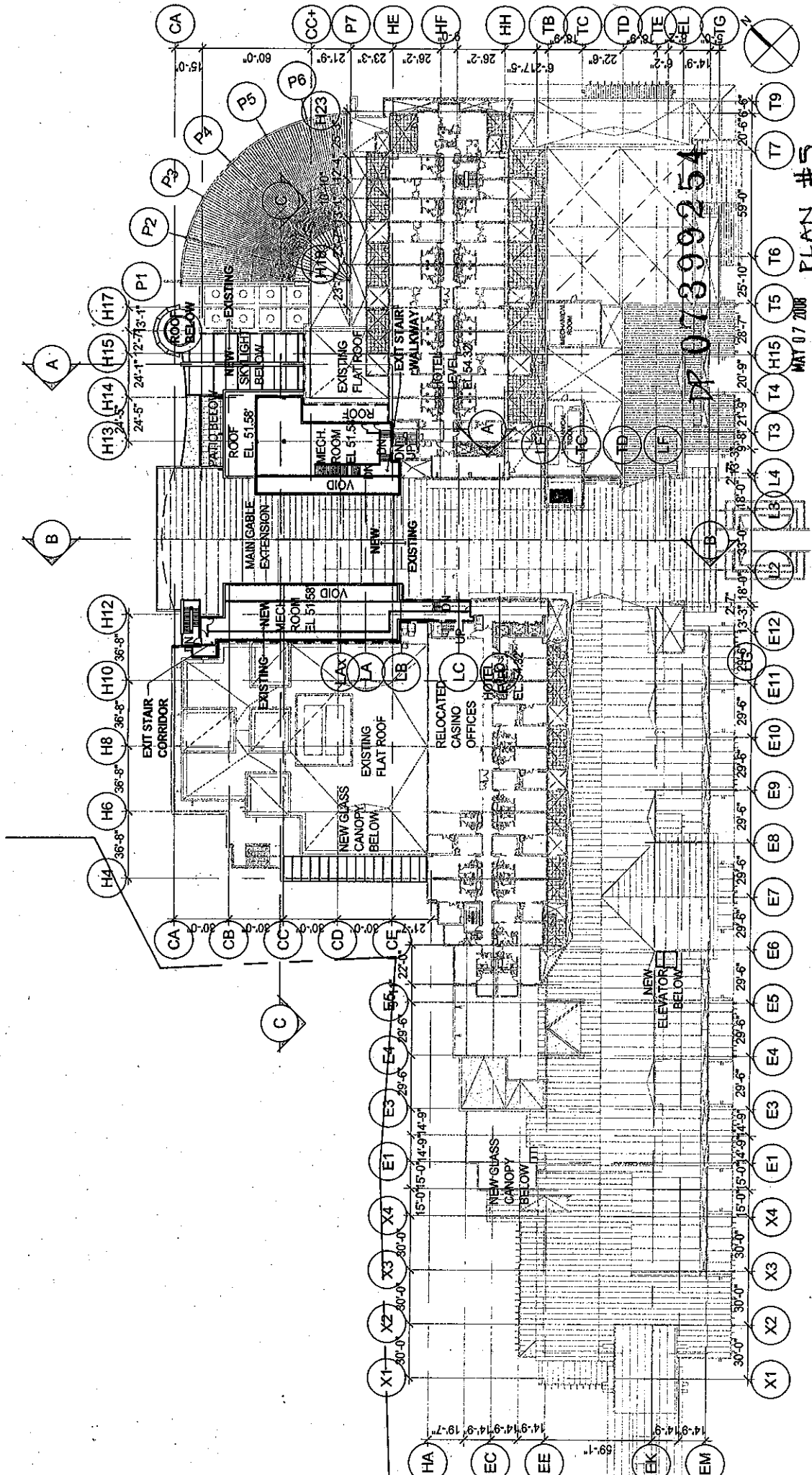
DA
 ARCHITECTURAL
 CONSULTANTS
 1000 WESTERN AVENUE
 VANCOUVER, BC V6C 3R8
 TEL: 604-681-1111
 WWW.DAARCHITECTS.COM

Rev. No.	Description	Date	Rev. No.	Description	Date
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 11 2008			
2	ISSUED FOR CLIENT REVIEW	NOV 30 2007			
1	ISSUED FOR DEVELOPMENT PERMIT	NOV 30 2007			



MAY 07 2008 PLAN #4

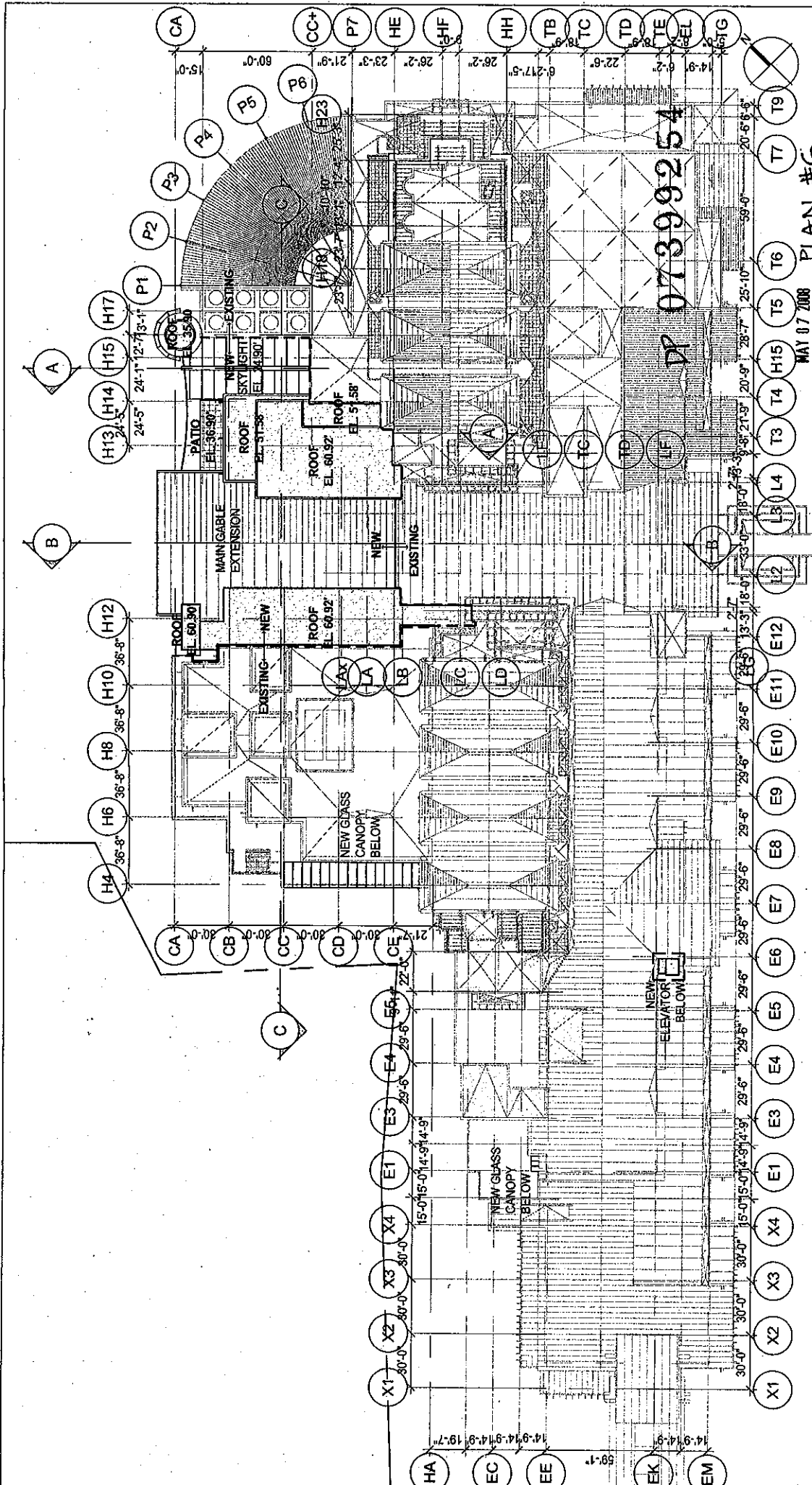
SHEET TITLE		DRAWING DATA	
EXPANSION OF RIVER ROCK CASINO RESORT 8811 RIVER ROAD RICHMOND, B.C.		NOV. 30, 2007.	NOV. 30, 2007.
		Scale	1" = 50'
		Drawn	R.K.
GREAT CANADIAN GAMING CORPORATION		Red. Dwg.	Sheet No. 5
DA Permit Application & Permit Architect/Engineer Professional Contract No. 07-001-001 14-9-14-9-19-7		Rev. No.	Date
Description		Rev. No.	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2008	05-15-07
2	ISSUED FOR CLIENT REVIEW	2008	05-15-07
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2008	05-15-07



PLAN #5
MAY 07 2008

Rev. No.	Description	Date	Rev. No.	Description	Date
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 11 2008			
2	ISSUED FOR CLIENT REVIEW	MAR 10 2008			
1	ISSUED FOR DEVELOPMENT PERMIT	MAY 07 2008			

DA	Design / Architectural / Structural / Mechanical / Electrical / Plumbing / Sanitary / Fire Protection / Life Safety / etc.
GREAT CANADIAN GAMING CORPORATION	
EXPANSION OF RIVER ROCK CASINO RESORT	
8811 RIVER ROAD RICHMOND, B.C.	
SHEET TITLE	
LEVEL 4 - FLOOR PLAN & ROOF PLAN	
Drawing Date	Nov. 30, 2007.
Scale	1" = 50'
Drawn	R.K./E.S.
Ref. Dwg.	Sheet No. 6
Rev.	



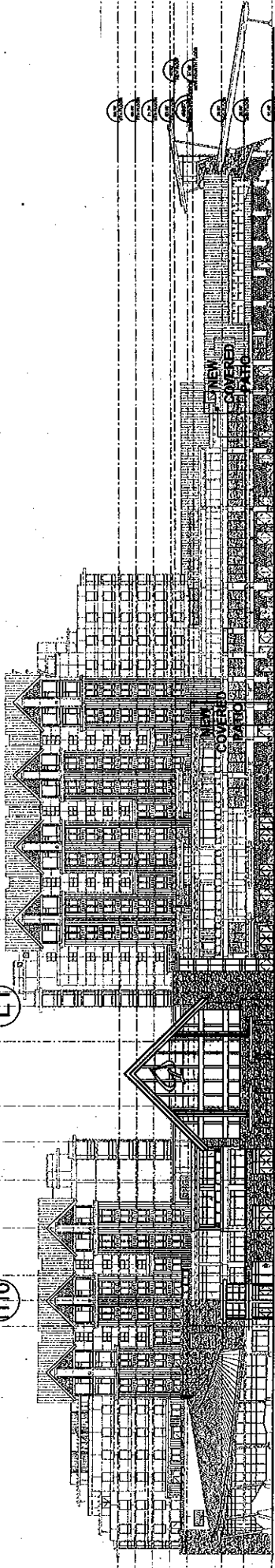
DP 07399254

PLAN #6

Rev. No.	Description	Date	Rev. No.	Description	Date
3	RE ISSUED FOR DEVELOPMENT PERMIT	NOV 11 2007			
2	ISSUED FOR CLIENT REVIEW	NOV 30 2007			
1	ISSUED FOR DEVELOPMENT PERMIT	NOV 30 2007			

DA <small>Project: 07399254 Architect: R.K.E.S. Date: Nov 30 2007</small>		GREAT CANADIAN GAMING CORPORATION <small>8811 RIVER ROAD RICHMOND, B.C.</small>		EXPANSION OF RIVER ROCK CASINO RESORT ROOF PLAN	
SHEET TITLE		Drawing Date Nov. 30, 2007.		Scale 1" = 50'	
Rev. No.		Drawn R.K.E.S.		Ref. Dwg.	
Description		Ref. Dwg.		Sheet No. 7	

H17 H15 H14 H13 L4 L3 L2 H12 L1 H10



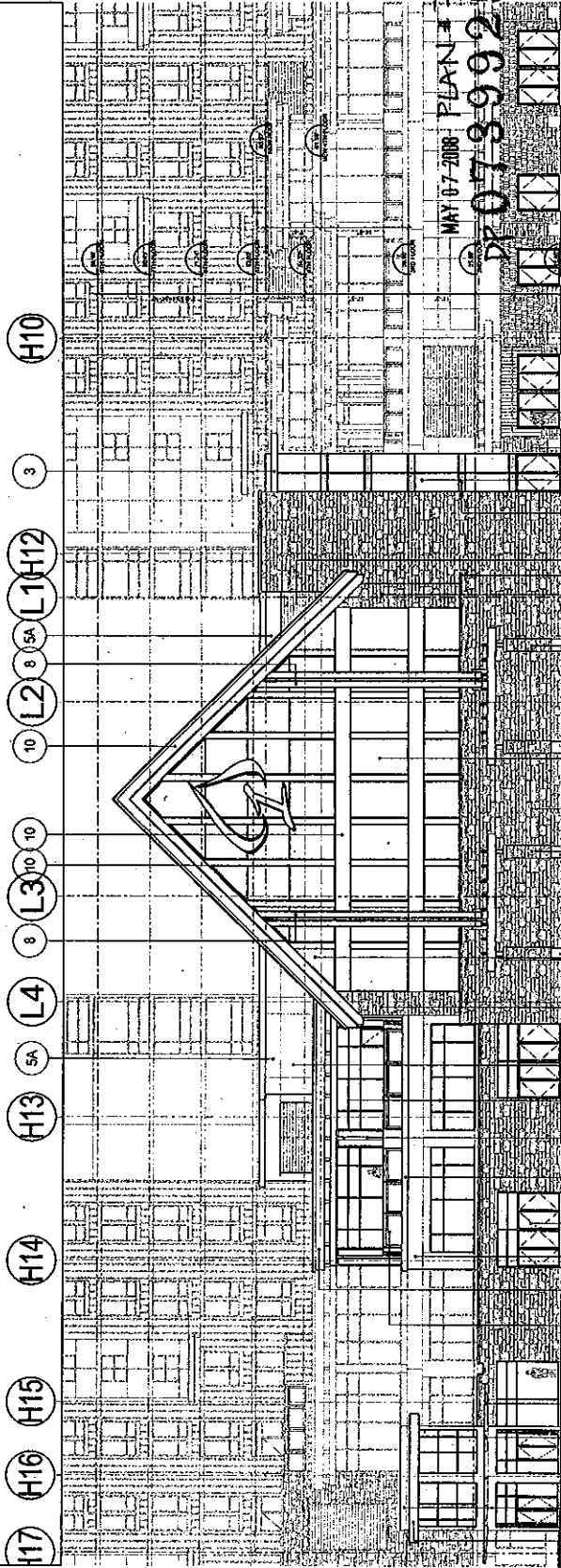
EXISTING — NEW

NEW — EXISTING

BUILDING ELEVATION NORTH
SCALE 1"=50'

FINISH LEGEND

- 1 PREFINISHED STANDEAM SEAM SHEET METAL ROOFING COLOUR: ZINC GREY
- 2 PREFINISHED SHEET METAL FLASHING COLOUR A: COLONIAL RED COLOUR B: HC-51 AUDUBON RUSSET COLOUR C: ZINC GREY
- 3 PREFINISHED COMPOSITE ALUMINUM PANELS COLOUR: HC-51 AUDUBON RUSSET
- 4 NATURAL STONEWORK TYPE: MIXED GRANITE
- 5 ACRYLIC STUCCO FINISH COLOUR A: HC-46 JACKSON TAN COLOUR B: 2108-40 STARBUST
- 6 DOUBLE GLAZED DURANAR ALUMINUM WINDOW/DOOR COLOUR: HC-51 AUDUBON RUSSET
- 7 SPANDREL GLASS PANEL CW DURANAR FINISHED ALUMINUM FRAME
- 8 PAINTED STEEL MEMBER COLOUR: HC-51 AUDUBON RUSSET
- 9 DURANAR FINISHED METAL LOUVER COLOUR: HC-51 AUDUBON RUSSET
- 10 PAINTED METAL PANEL COLOUR: HC-51 AUDUBON RUSSET
- 11 PAINTED STEEL RAILING SYSTEM CW CLEAR TEMPERED LAMINATED GLASS
- 12 SKYLIGHT GLAZING SYSTEM CW CLEAR TEMPERED LAMINATED GLASS
- 13 WOOD-STONE TRELISES



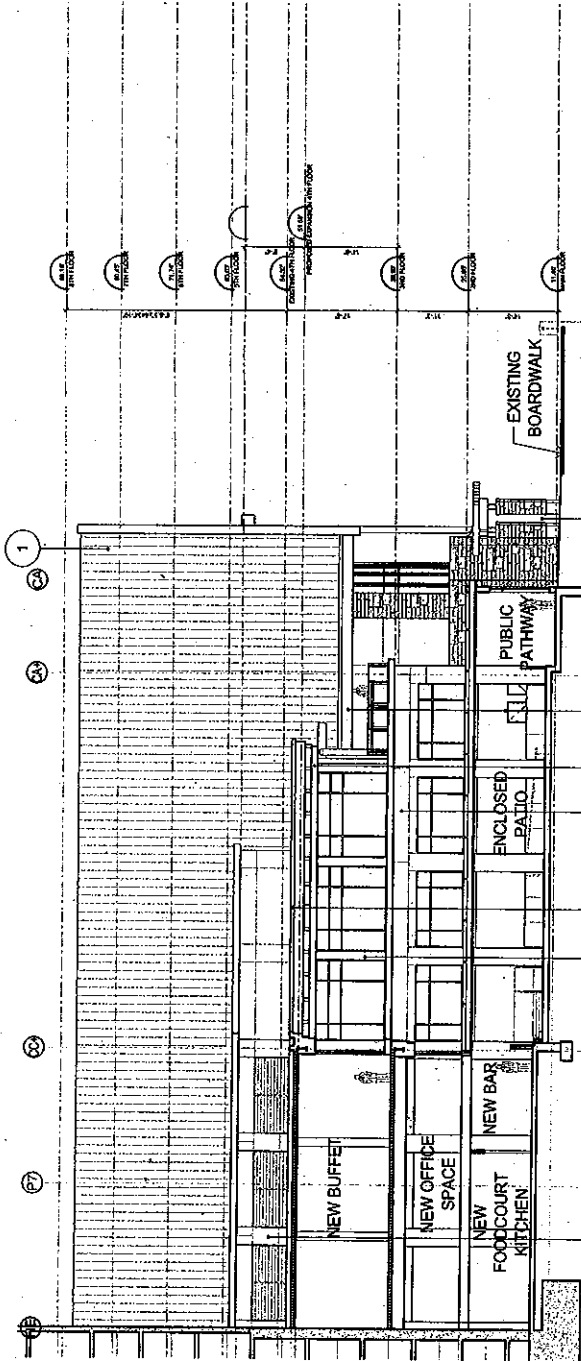
BUILDING ELEVATION NORTH
SCALE 1"=20'

<p>EXPANSION OF RIVER ROCK CASINO RESORT 8811 RIVER ROAD RICHMOND, B.C.</p>		<p>GREAT CANADIAN GAMING CORPORATION</p>	
<p>DA Design / Development & Permit Architectural Structural Mechanical Electrical Civil Landscape Interior Specialty</p>		<p>SHEET TITLE BUILDING ELEVATION NORTH</p>	
<p>NOV. 30, 2007</p>		<p>AS NOTED</p>	
<p>R.K.</p>		<p>Sheet No. 8</p>	
<p>Rev. No. Description</p>		<p>Date</p>	
3	RE-ISSUED FOR DEVELOPMENT PERMIT	April 11, 2008	
2	ISSUED FOR CLIENT REVIEW	Mar 10, 2007	
1	ISSUED FOR DEVELOPMENT PERMIT	Nov 30, 2007	

MAY 07-2008 PLAN #7
307399254

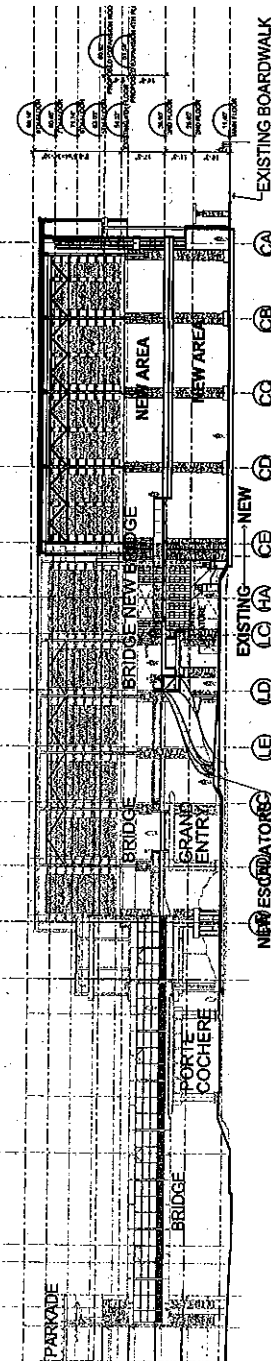
FINISH LEGEND.

- 1 PREFINISHED STANDEAM SEAM SHEET METAL ROOFING
COLOUR: ZINC GREY
- 2 PREFINISHED SHEET METAL FLASHING
COLOUR A: COLONIAL RED
COLOUR B: HC-51 AUDUBON RUSSET
COLOUR C: ZINC GREY
- 3 PREFINISHED COMPOSITE ALUMINUM PANELS
COLOUR: HC-51 AUDUBON RUSSET
- 4 NATURAL STONEWORK
TYPE: MIXED GRANITE
- 5 ACRYLIC STUCCO FINISH
COLOUR A: HC-46 JACKSON TAN
COLOUR B: 2108-40 STARDUST
- 6 DOUBLE GLAZED DURANAR ALUMINUM WINDOW/DOOR
COLOUR: HC-51 AUDUBON RUSSET
- 7 SPANDREL GLASS PANEL c/w DURANAR FINISHED ALUMINUM FRAME
- 8 PAINTED STEEL MEMBER
COLOUR: HC-51 AUDUBON RUSSET
- 9 DURANAR FINISHED METAL LOUVER
COLOUR: HC-51 AUDUBON RUSSET
- 10 PAINTED METAL PANEL
COLOUR: HC-51 AUDUBON RUSSET
- 11 PAINTED STEEL RAILING SYSTEM
C/W CLEAR TEMPERED LAMINATED GLASS
- 12 SKYLIGHT GLAZING SYSTEM
C/W CLEAR TEMPERED LAMINATED GLASS
- 13 WOOD-STONE TRELLISES

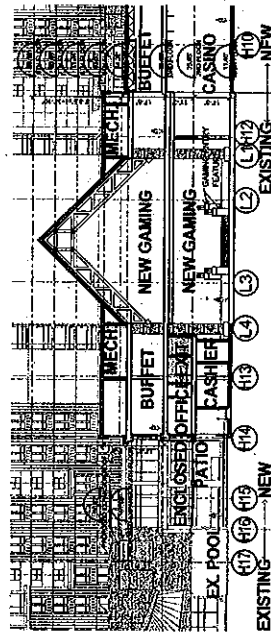


BUILDING SECTION A-A
SCALE 1"=20'

MAY 07 2008 PLAN # 8
DP07399254

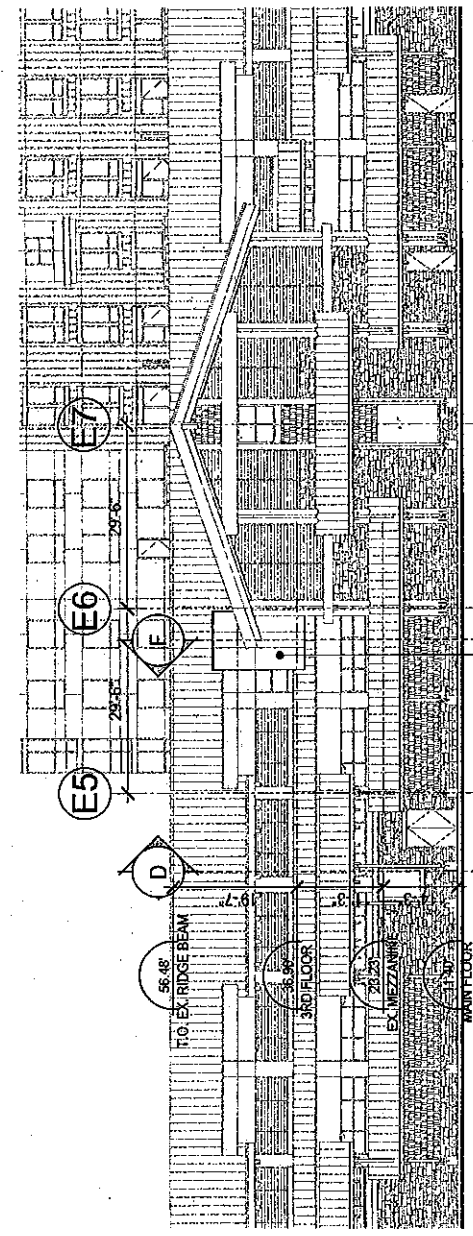


BUILDING SECTION B-B
SCALE 1"=50'

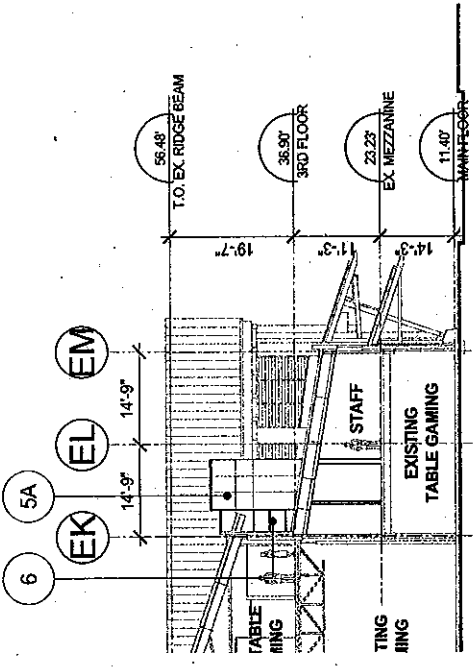


BUILDING SECTION C-C
SCALE 1"=50'

<p>EXPANSION OF RIVER ROCK CASINO RESORT 8811 RIVER ROAD RICHMOND, B.C.</p>		<p>GREAT CANADIAN GAMING CORPORATION</p>		<p>DA Date: 11/11/2008 Drawn: [Name] Checked: [Name] Scale: 1/8"=1'-0"</p>		<p>SHEET TITLE BUILDING SECTION A-A B-B</p>		<p>Drawing Date: Nov. 30, 2007 Scale: AS NOTED Drawn: R.K. Ref. Desg.: Sheet No.: 9</p>	
3	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 11 2008							
2	ISSUED FOR CLIENT REVIEW	NOV 20 2007							
1	ISSUED FOR DEVELOPMENT PERMIT	NOV 20 2007							
Rev. No.	Description	Date	Rev. No.	Description	Date	Rev. No.	Description	Date	Rev. No.



PARTIAL BUILDING ELEVATION SOUTH
SCALE 1"=20'



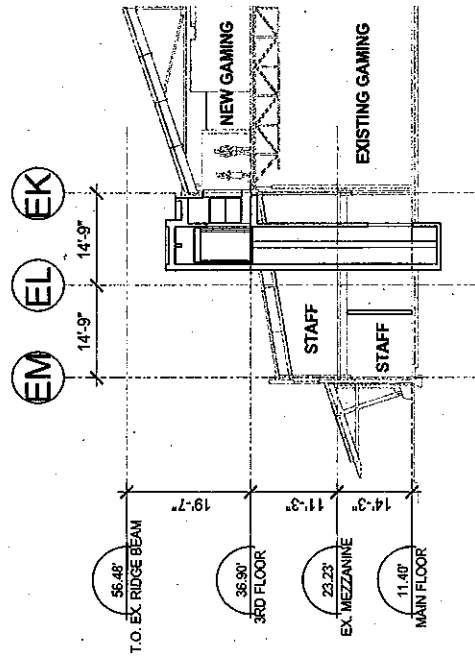
PARTIAL BUILDING ELEVATION WEST
SCALE 1"=20'

- FINISH LEGEND**
- 1 PREFINISHED STANDSEAM SEAM SHEET METAL ROOFING COLOUR: ZINC GREY
 - 2 PREFINISHED SHEET METAL FLASHING COLOUR: A. COLONIAL RED COLOUR: B. AUDBURON RUSSET COLOUR: C. ZINC GREY
 - 3 PREFINISHED COMPOSITE ALUMINUM FINISH COLOUR: HC-51 AUDBURON RUSSET
 - 4 NATURAL STONEWORK TYPE: MIXED GRANITE
 - 5 ACRYLIC STUCCO FINISH COLOUR: A. HC-46 JACKSON TAN COLOUR: B. 2108-40 STARDUST
 - 6 DOUBLE GLAZED DURANAR ALUMINUM WINDOW/DOOR COLOUR: HC-51 AUDBURON RUSSET
 - 7 SPANDREL GLASS PANEL ON DURANAR FINISHED ALUMINUM FRAME
 - 8 PAINTED STEEL MEMBERS COLOUR: HC-51 AUDBURON RUSSET
 - 9 DURANAR FINISHED METAL LOUVER COLOUR: HC-51 AUDBURON RUSSET
 - 10 PAINTED METAL PANEL COLOUR: HC-51 AUDBURON RUSSET
 - 11 PAINTED STEEL RAILING SYSTEM ON CLEAR TEMPERED LAMINATED GLASS
 - 12 SKYLIGHT GLAZING SYSTEM ON CLEAR TEMPERED LAMINATED GLASS
 - 13 WOOD-STONE TRELLESSES

07399254

MAY 07 2008 PLAN #9

<p>DRIVING DATE: APR. 1, 2008 SCALE: AS NOTED DRAWN: R.L.K. REF. DWG.: SHEET NO.: 10 REV.:</p>					
<p>SHEET TITLE: PARTIAL BUILDING ELEVATION SOUTH & WEST, BUILDING SECTIONS</p>					
<p>EXPANSION OF RIVER ROCK CASINO RESORT 8811 RIVER ROAD RICHMOND, B.C.</p>					
<p>GREAT CANADIAN GAMING CORPORATION</p>					
<p>DA Doris Armstrong & Partners Architects / Planners 100-10100 16th Street Richmond, B.C. V6V 2G9 Tel: 604.273.8888 © Doris Armstrong & Partners</p>					
Rev. No.	Description	Date	Rev. No.	Description	Date
1	RE-ISSUED FOR DEVELOPMENT PERMIT	APR 11 2008			



PARTIAL BUILDING SECTION D
SCALE 1"=20'

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL STANDARD FOR CONSTRUCTION DOCUMENTS (CNS 1288).
 3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
 4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL STANDARD FOR LANDSCAPE ARCHITECTURE (CNS 1289).
 5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 6. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED.
 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 8. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED.
 9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 10. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED.



NO.	DATE	DESCRIPTION
1	07/20/08	ISSUED FOR PERMIT
2	08/15/08	REVISED PER ARCHITECT COMMENTS
3	09/10/08	REVISED PER ARCHITECT COMMENTS
4	10/05/08	REVISED PER ARCHITECT COMMENTS
5	11/01/08	REVISED PER ARCHITECT COMMENTS

River Rock
 Casino Resort
 Expansion
 Richmond, BC

GREAT
 CANADIAN
 CASINO

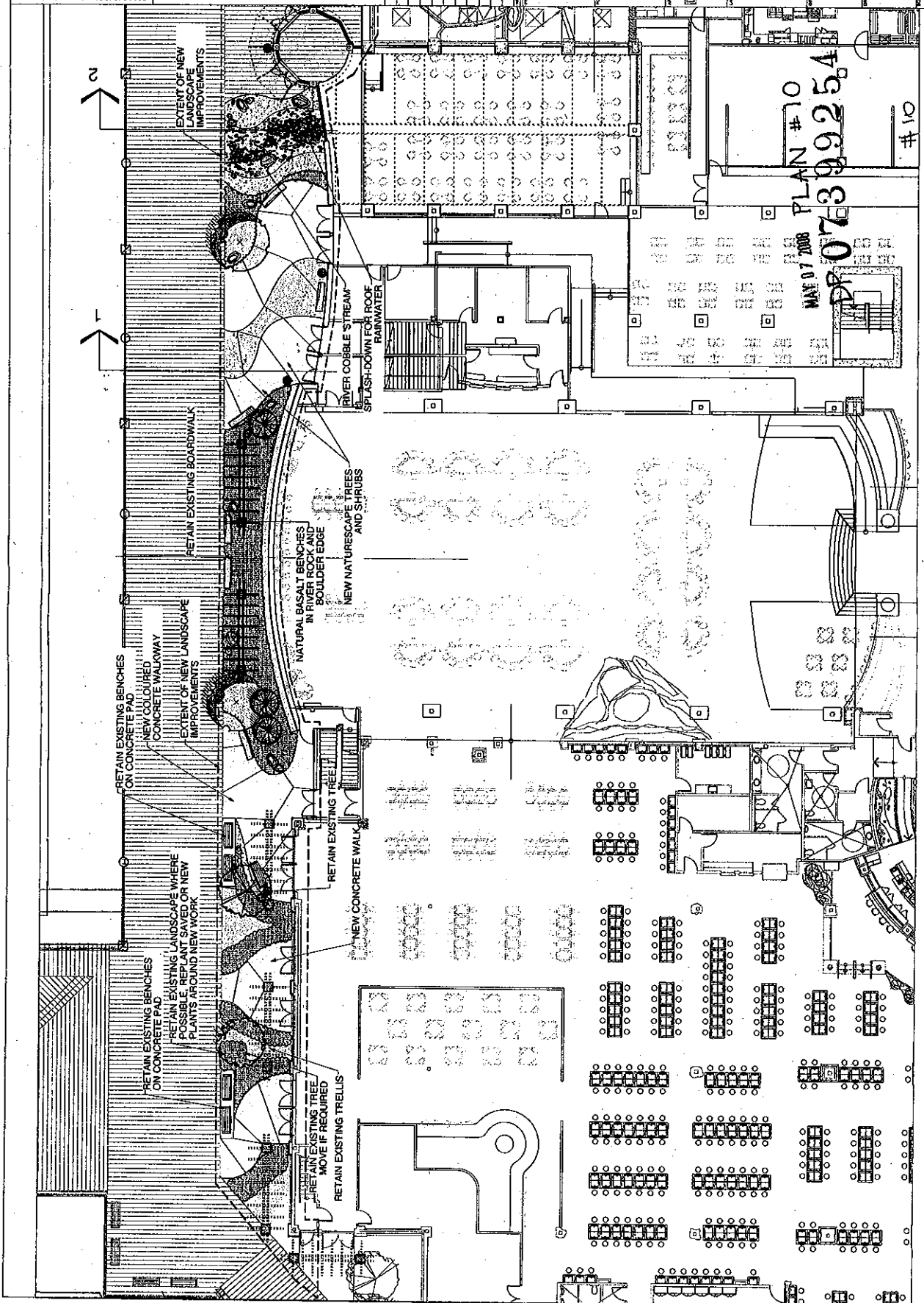
DA
 DESIGN ARCHITECTURE

SHARA DIAMOND
 LANDSCAPE ARCHITECT

Landscape
 Layout
 Plan - West

L1.1

1/8" = 1'-0"



PLAN #10
 PR 07399254
 MAY 07 2008

#10

1. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 2. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 3. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 4. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 5. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 6. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 7. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 8. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 9. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.
 10. All work shall be in accordance with the City of Richmond, BC, Engineering Department, Standard Specifications for Road and Bridge Construction, 2007 Edition, and the City of Richmond, BC, Engineering Department, Standard Specifications for Landscaping, 2007 Edition.



NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/11/07	Issue for RFP		
2	10/23/07	Issue for RFP		
3	11/01/07	Issue for RFP		

River Rock
 Casino Resort
 Expansion
 Richmond, BC

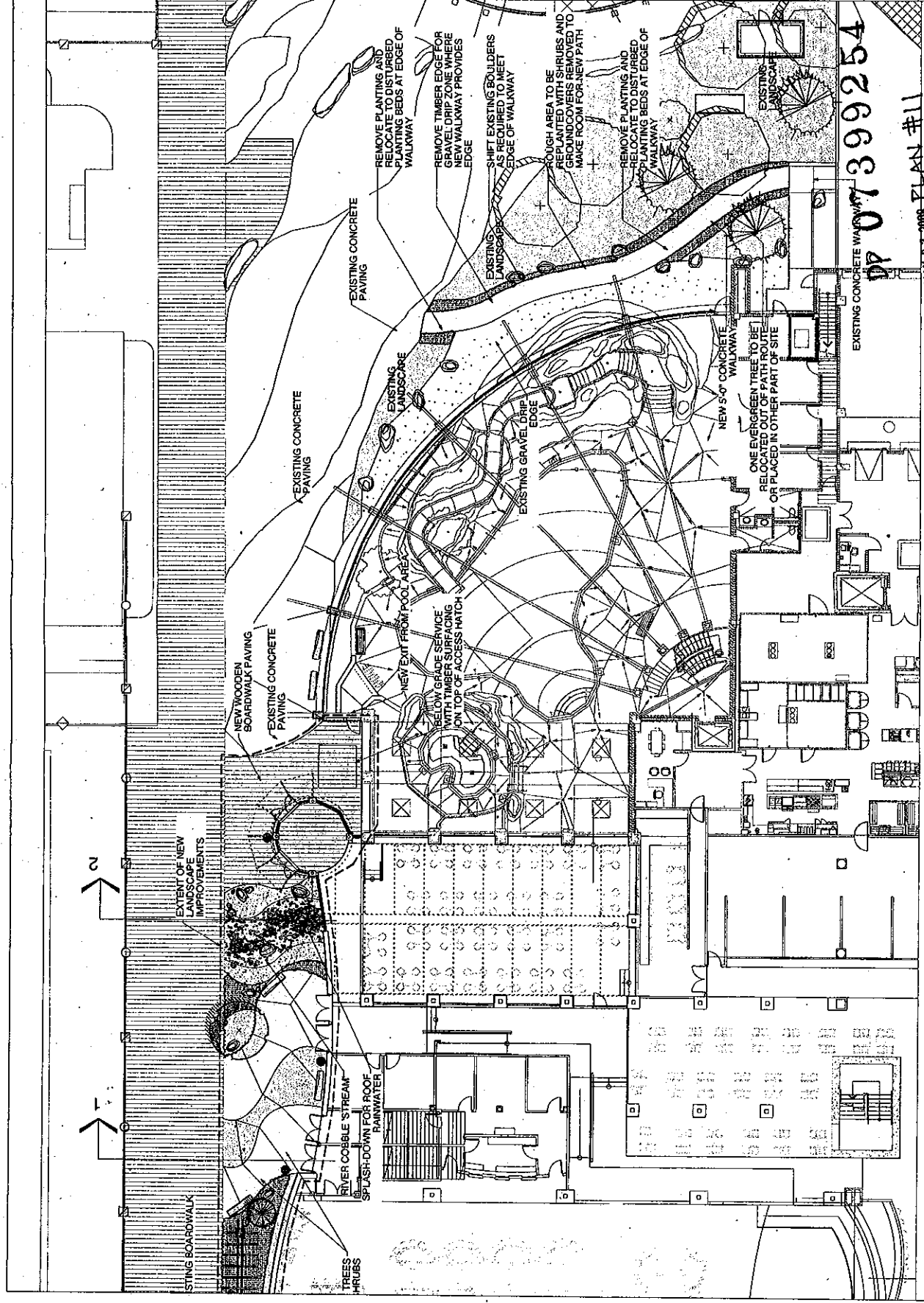


SHARPE
 LANDSCAPE ARCHITECTURE
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 2G6
 TEL: 604-275-1111
 FAX: 604-275-1112
 WWW.SHARPELANDSCAPE.COM

Landscape
 Layout
 Plan - East

L1.2

DATE: 10/23/07
 DRAWN: JLM
 CHECKED: JLM



DP 07399254
 MAY 07 2008 PLAN #11

1. All work shall be in accordance with the latest edition of the British Columbia Building Code (BCBC) and the National Building Code of Canada (NBC).
 2. All work shall be in accordance with the latest edition of the British Columbia Fire Code (BCFC) and the National Fire Code of Canada (NFC).
 3. All work shall be in accordance with the latest edition of the British Columbia Electrical Code (BCEC) and the National Electrical Code of Canada (NEC).
 4. All work shall be in accordance with the latest edition of the British Columbia Gas Code (BCGC) and the National Gas Code of Canada (NGC).
 5. All work shall be in accordance with the latest edition of the British Columbia Mechanical Code (BCMC) and the National Mechanical Code of Canada (NMC).
 6. All work shall be in accordance with the latest edition of the British Columbia Plumbing Code (BCPC) and the National Plumbing Code of Canada (NPC).
 7. All work shall be in accordance with the latest edition of the British Columbia Fire Protection Code (BCFPC) and the National Fire Protection Code of Canada (NFPC).
 8. All work shall be in accordance with the latest edition of the British Columbia Fire Alarm Code (BCFAC) and the National Fire Alarm Code of Canada (NFAC).
 9. All work shall be in accordance with the latest edition of the British Columbia Fire Sprinkler Code (BCFSC) and the National Fire Sprinkler Code of Canada (NFS).
 10. All work shall be in accordance with the latest edition of the British Columbia Fire Staircase Code (BCFSC) and the National Fire Staircase Code of Canada (NFSC).
 11. All work shall be in accordance with the latest edition of the British Columbia Fire Exit Code (BCFEC) and the National Fire Exit Code of Canada (NFEC).
 12. All work shall be in accordance with the latest edition of the British Columbia Fire Alarm and Signaling Code (BCFASC) and the National Fire Alarm and Signaling Code of Canada (NFASC).
 13. All work shall be in accordance with the latest edition of the British Columbia Fire Alarm and Signaling Code (BCFASC) and the National Fire Alarm and Signaling Code of Canada (NFASC).
 14. All work shall be in accordance with the latest edition of the British Columbia Fire Alarm and Signaling Code (BCFASC) and the National Fire Alarm and Signaling Code of Canada (NFASC).
 15. All work shall be in accordance with the latest edition of the British Columbia Fire Alarm and Signaling Code (BCFASC) and the National Fire Alarm and Signaling Code of Canada (NFASC).



NO.	DATE	DESCRIPTION
1	10/15/07	Issue for RFP
2	11/15/07	Issue for RFP
3	12/15/07	Issue for RFP
4	01/15/08	Issue for RFP
5	02/15/08	Issue for RFP
6	03/15/08	Issue for RFP
7	04/15/08	Issue for RFP
8	05/15/08	Issue for RFP
9	06/15/08	Issue for RFP
10	07/15/08	Issue for RFP
11	08/15/08	Issue for RFP
12	09/15/08	Issue for RFP
13	10/15/08	Issue for RFP
14	11/15/08	Issue for RFP
15	12/15/08	Issue for RFP
16	01/15/09	Issue for RFP
17	02/15/09	Issue for RFP
18	03/15/09	Issue for RFP
19	04/15/09	Issue for RFP
20	05/15/09	Issue for RFP
21	06/15/09	Issue for RFP
22	07/15/09	Issue for RFP
23	08/15/09	Issue for RFP
24	09/15/09	Issue for RFP
25	10/15/09	Issue for RFP
26	11/15/09	Issue for RFP
27	12/15/09	Issue for RFP
28	01/15/10	Issue for RFP
29	02/15/10	Issue for RFP
30	03/15/10	Issue for RFP
31	04/15/10	Issue for RFP
32	05/15/10	Issue for RFP
33	06/15/10	Issue for RFP
34	07/15/10	Issue for RFP
35	08/15/10	Issue for RFP
36	09/15/10	Issue for RFP
37	10/15/10	Issue for RFP
38	11/15/10	Issue for RFP
39	12/15/10	Issue for RFP
40	01/15/11	Issue for RFP
41	02/15/11	Issue for RFP
42	03/15/11	Issue for RFP
43	04/15/11	Issue for RFP
44	05/15/11	Issue for RFP
45	06/15/11	Issue for RFP
46	07/15/11	Issue for RFP
47	08/15/11	Issue for RFP
48	09/15/11	Issue for RFP
49	10/15/11	Issue for RFP
50	11/15/11	Issue for RFP
51	12/15/11	Issue for RFP
52	01/15/12	Issue for RFP
53	02/15/12	Issue for RFP
54	03/15/12	Issue for RFP
55	04/15/12	Issue for RFP
56	05/15/12	Issue for RFP
57	06/15/12	Issue for RFP
58	07/15/12	Issue for RFP
59	08/15/12	Issue for RFP
60	09/15/12	Issue for RFP
61	10/15/12	Issue for RFP
62	11/15/12	Issue for RFP
63	12/15/12	Issue for RFP
64	01/15/13	Issue for RFP
65	02/15/13	Issue for RFP
66	03/15/13	Issue for RFP
67	04/15/13	Issue for RFP
68	05/15/13	Issue for RFP
69	06/15/13	Issue for RFP
70	07/15/13	Issue for RFP
71	08/15/13	Issue for RFP
72	09/15/13	Issue for RFP
73	10/15/13	Issue for RFP
74	11/15/13	Issue for RFP
75	12/15/13	Issue for RFP
76	01/15/14	Issue for RFP
77	02/15/14	Issue for RFP
78	03/15/14	Issue for RFP
79	04/15/14	Issue for RFP
80	05/15/14	Issue for RFP
81	06/15/14	Issue for RFP
82	07/15/14	Issue for RFP
83	08/15/14	Issue for RFP
84	09/15/14	Issue for RFP
85	10/15/14	Issue for RFP
86	11/15/14	Issue for RFP
87	12/15/14	Issue for RFP
88	01/15/15	Issue for RFP
89	02/15/15	Issue for RFP
90	03/15/15	Issue for RFP
91	04/15/15	Issue for RFP
92	05/15/15	Issue for RFP
93	06/15/15	Issue for RFP
94	07/15/15	Issue for RFP
95	08/15/15	Issue for RFP
96	09/15/15	Issue for RFP
97	10/15/15	Issue for RFP
98	11/15/15	Issue for RFP
99	12/15/15	Issue for RFP
100	01/15/16	Issue for RFP

**River Rock
 Casino Resort
 Expansion**
 Richmond, BC

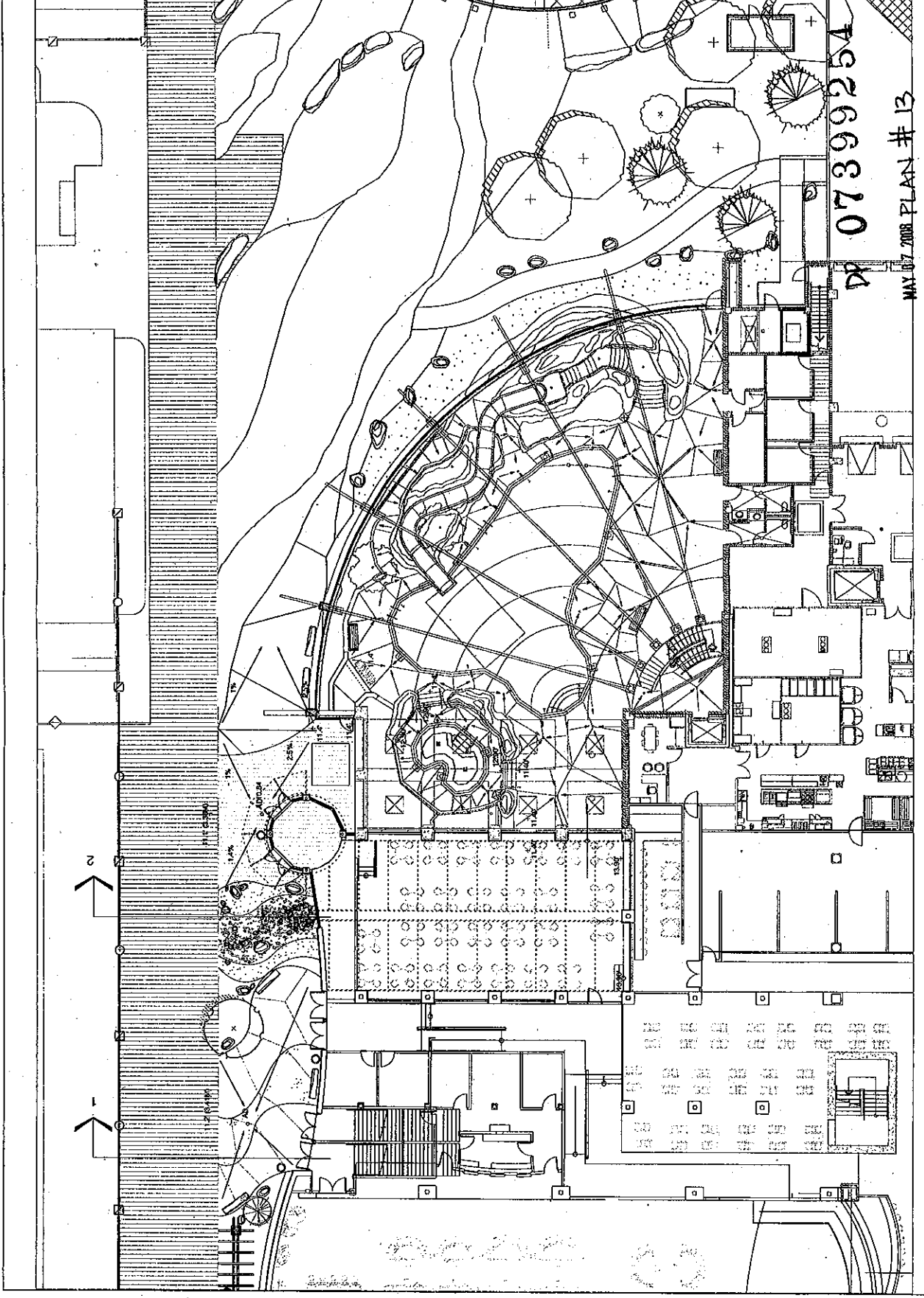
**GREAT
 CANADIAN
 CASINO**

D/A: River Expansion 1
 10/15/07

SHARP & DIAMOND
 Landscape Architects
 1000 West Broadway
 Vancouver, BC V6H 4G1
 Tel: 604-681-1111
 Fax: 604-681-1112
 Email: info@sharpanddiamond.com

**Landscape
 Grading Plan
 East**

L1.4
 1/8" = 1'-0"
 08-030



07399254

MAY 07 2008 PLAN # 13

THIS PLAN IS THE PROPERTY OF SHARP & BLANDFORD LANDSCAPE MATERIALS INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SHARP & BLANDFORD LANDSCAPE MATERIALS INC. ANY UNAUTHORIZED REPRODUCTION OR COPIING OF THIS PLAN IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SHARP & BLANDFORD LANDSCAPE MATERIALS INC. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

DATE	11/11/08	PROJECT NO.	07399254
BY	DL	DATE	11/11/08
CHECKED BY	DL	DATE	11/11/08
SCALE	1/8" = 1'-0"	PROJECT NAME	RIVER ROCK CASINO RESORT EXPANSION
PROJECT	RIVER ROCK CASINO RESORT EXPANSION		
LOCATION	RICHMOND, BC		

River Rock Casino Resort Expansion
Richmond, BC

GREAT CANADIAN CASINO

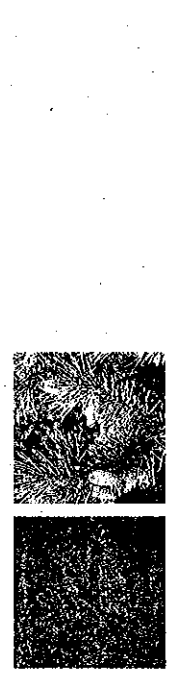
DA
Design Architect

SHARP & BLANDFORD
LANDSCAPE MATERIALS INC.

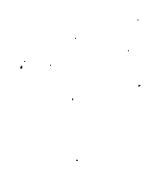
Landscape Materials

L2

DATE: 11/11/08
SCALE: 1/8" = 1'-0"
PROJECT NO.: 07399254



Cercis canadensis
Eastern Redbud



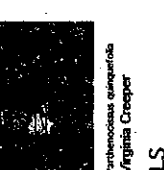
Pinus contorta contorta
Shore Pine



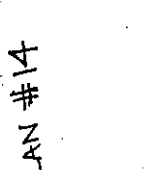
Cornus stolonifera
Red Osier Dogwood



Cornus amomum
Evergreen Clematis



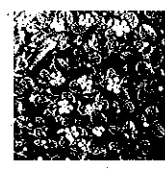
Rubus cuneifolius
Coastal Strawberry



Fragaria chiloensis
Coastal Strawberry



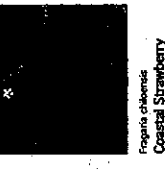
Symphoricarpos alba
Snowberry



Ribes sanguineum
Red Flowering Currant



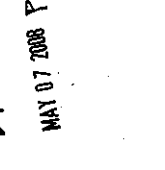
Galium obtusum
Sweet Woodruff



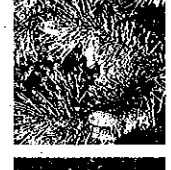
Polytaenium medium
Western Sword Fern



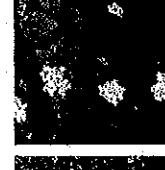
Doxynia spicata
Pacific Bleeding Heart



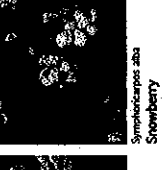
Cornus imraya
Lay-Of-The-Valley Virginia Creeper



Rubus cuneifolius
Coastal Strawberry



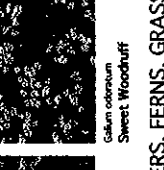
Fragaria chiloensis
Coastal Strawberry



Galium obtusum
Sweet Woodruff



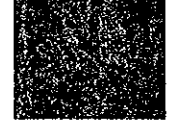
Polytaenium medium
Western Sword Fern



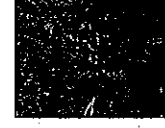
Doxynia spicata
Pacific Bleeding Heart



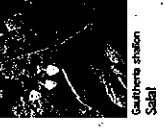
Cornus imraya
Lay-Of-The-Valley Virginia Creeper



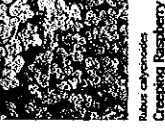
Rubus cuneifolius
Coastal Strawberry



Fragaria chiloensis
Coastal Strawberry



Galium obtusum
Sweet Woodruff



Polytaenium medium
Western Sword Fern



Doxynia spicata
Pacific Bleeding Heart



Cornus imraya
Lay-Of-The-Valley Virginia Creeper



Rubus cuneifolius
Coastal Strawberry



Fragaria chiloensis
Coastal Strawberry



Galium obtusum
Sweet Woodruff



Polytaenium medium
Western Sword Fern



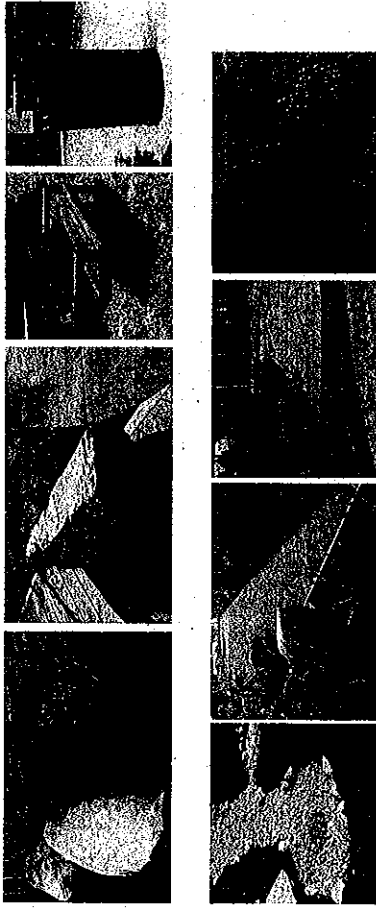
Doxynia spicata
Pacific Bleeding Heart



Cornus imraya
Lay-Of-The-Valley Virginia Creeper

PLANT LIST	COMMON NAME	SIZE	SPACING
TREES			
1	<i>Cercis canadensis</i> Eastern Redbud	7m cml. B&S as shown	
2	<i>Pinus contorta contorta</i> Shore Pine	3.5m H, B&S as shown	
SHRUBS			
1	<i>Cornus stolonifera</i> Red Osier Dogwood	#2 pot	3' x 3'
2	<i>Cornus amomum</i> Evergreen Clematis	#2 pot	2' x 2'
3	<i>Rubus cuneifolius</i> Coastal Strawberry	#2 pot	2' x 2'
4	<i>Fragaria chiloensis</i> Coastal Strawberry	#2 pot	2' x 2'
5	<i>Galium obtusum</i> Sweet Woodruff	#2 pot	4' x 4'
6	<i>Polytaenium medium</i> Western Sword Fern	#2 pot	2' x 2'
7	<i>Doxynia spicata</i> Pacific Bleeding Heart	#2 pot	2' x 2'
8	<i>Cornus imraya</i> Lay-Of-The-Valley Virginia Creeper	#2 pot	2' x 2'
GROUND COVERS AND VINES			
1	<i>Rubus cuneifolius</i> Coastal Strawberry	4"(10cm) pot	15" x 15"
2	<i>Fragaria chiloensis</i> Coastal Strawberry	4"(10cm) pot	15" x 15"
3	<i>Galium obtusum</i> Sweet Woodruff	4"(10cm) pot	15" x 15"
4	<i>Polytaenium medium</i> Western Sword Fern	4"(10cm) pot	15" x 15"
5	<i>Doxynia spicata</i> Pacific Bleeding Heart	4"(10cm) pot	15" x 15"
6	<i>Cornus imraya</i> Lay-Of-The-Valley Virginia Creeper	4"(10cm) pot	15" x 15"

PRELIMINARY PLANT LIST



MATERIALS AND FURNISHINGS

GROUND COVERS, FERNS, GRASSES, AND PERENNIALS

PLANT MATERIALS

DR 07399254
MAY 07 2008 PLAN #14

1. All dimensions are in feet and inches unless otherwise noted.
 2. All elevations are in feet unless otherwise noted.
 3. All materials are to be specified by the contractor.
 4. All plants are to be specified by the contractor.
 5. All lighting is to be specified by the contractor.
 6. All furniture is to be specified by the contractor.
 7. All finishes are to be specified by the contractor.
 8. All construction is to be in accordance with the current edition of the International Building Code and the current edition of the International Mechanical Code.
 9. All construction is to be in accordance with the current edition of the International Fire Code and the current edition of the International Electrical Code.
 10. All construction is to be in accordance with the current edition of the International Plumbing Code and the current edition of the International Fuel Gas Code.
 11. All construction is to be in accordance with the current edition of the International Energy Conservation Code and the current edition of the International Green Building Code.
 12. All construction is to be in accordance with the current edition of the International Building Code and the current edition of the International Mechanical Code.
 13. All construction is to be in accordance with the current edition of the International Fire Code and the current edition of the International Electrical Code.
 14. All construction is to be in accordance with the current edition of the International Plumbing Code and the current edition of the International Fuel Gas Code.
 15. All construction is to be in accordance with the current edition of the International Energy Conservation Code and the current edition of the International Green Building Code.

NO.	DATE	DESCRIPTION
1	04/11/2008	Revised for DP
2	04/11/2008	Revised for DP
3	04/11/2008	Revised for DP
4	04/11/2008	Revised for DP
5	04/11/2008	Revised for DP
6	04/11/2008	Revised for DP
7	04/11/2008	Revised for DP
8	04/11/2008	Revised for DP
9	04/11/2008	Revised for DP
10	04/11/2008	Revised for DP

PROJECT
 River Rock
 Casino Resort
 Expansion
 Richmond, BC



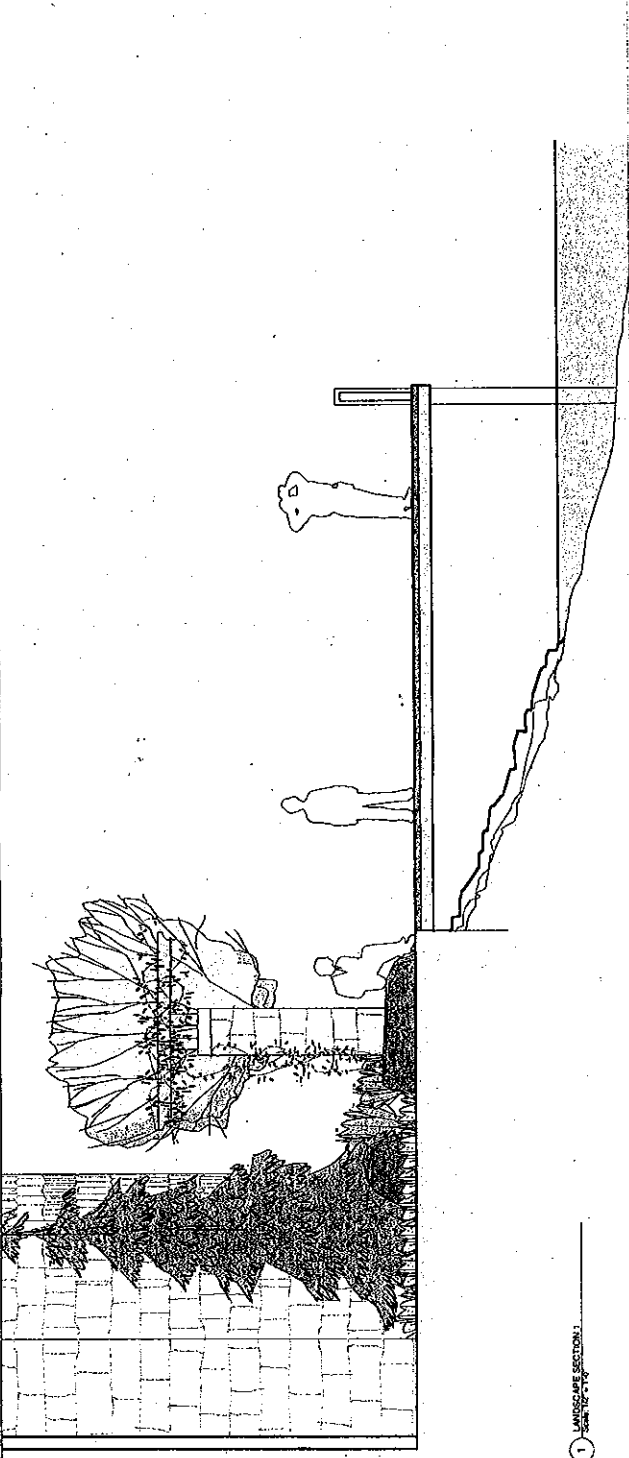
DESIGNER
 DVA
 Richmond, British Columbia, Canada
 Vancouver, British Columbia, Canada



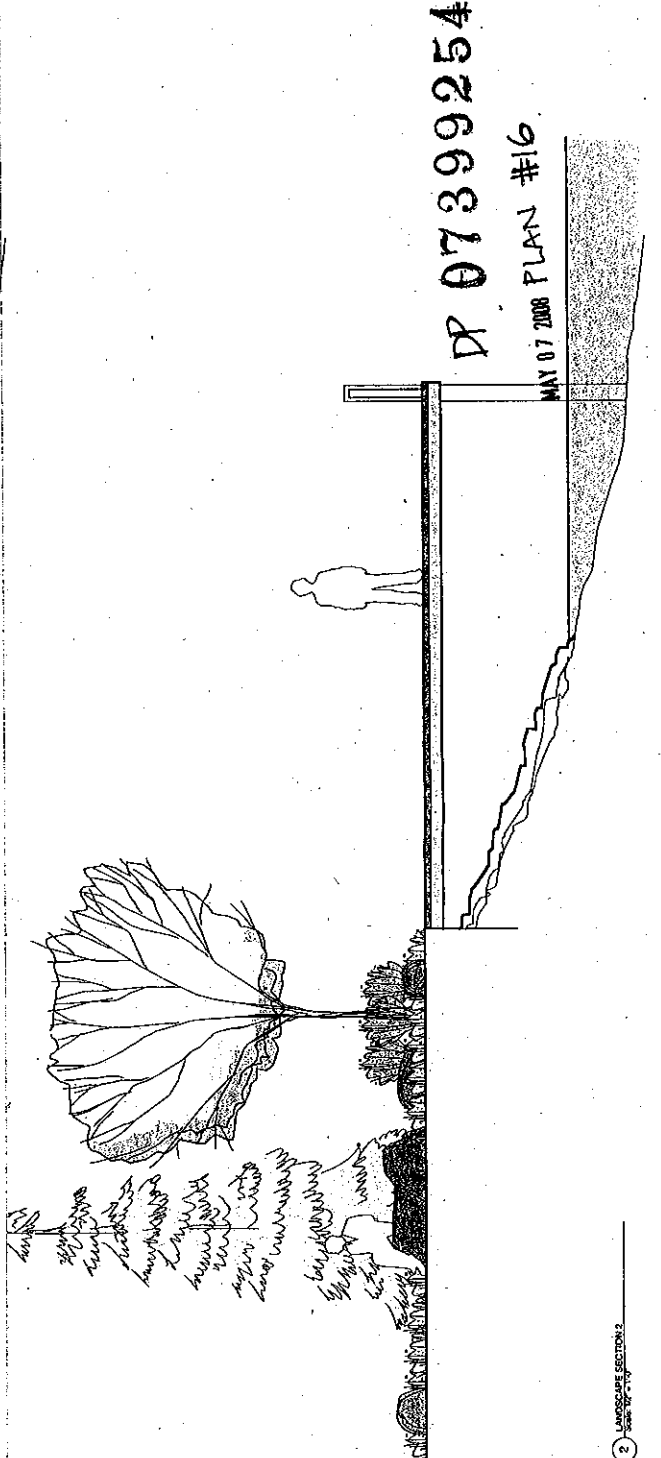
Landscape
 Detail Sections

L3.2

SCALE
 1/8" = 1'-0"
 DATE
 04-03
 DRAWN BY
 MJK/STC
 CHECKED BY
 DS
 November 2007

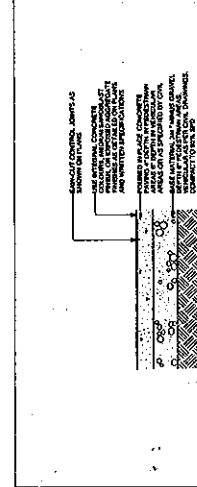
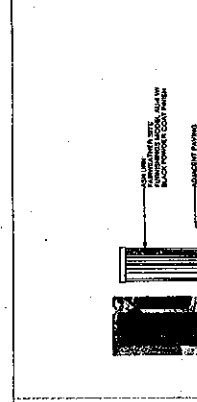
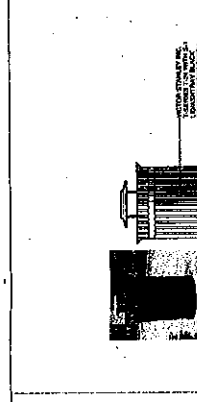
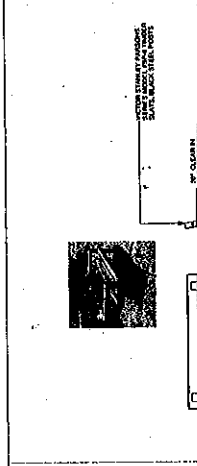


1 LANDSCAPE SECTION 1



2 LANDSCAPE SECTION 2

THESE DETAILS ARE THE PROPERTY OF SHARPS & DIAMOND LANDSCAPE ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SHARPS & DIAMOND LANDSCAPE ARCHITECTURE INC.



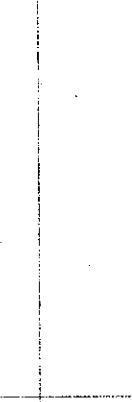
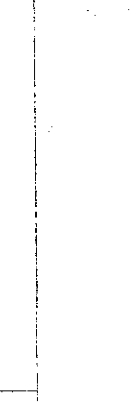
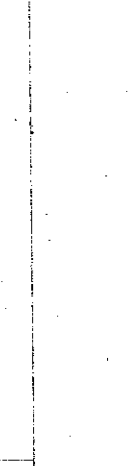
1 TIMBER AND METAL BENCH INSTALLATION
SCALE: 3/4\"/>

2 TRASH RECEPTACLE ANCHORING DETAIL
SCALE: 3/4\"/>

3 ASH URN AND ANCHORING DETAIL
SCALE: 3/4\"/>

4 PERGOLA CONCRETE PAWING SECTION
SCALE: 3/4\"/>

NO.	DESCRIPTION	QUANTITY	UNIT
1	1/2\"/>		
2	1/2\"/>		
3	1/2\"/>		
4	1/2\"/>		
5	1/2\"/>		
6	1/2\"/>		
7	1/2\"/>		
8	1/2\"/>		
9	1/2\"/>		
10	1/2\"/>		



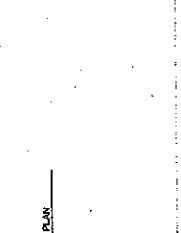
5 ROCK EDGE AT DRAIN GRAVEL - PLAN
SCALE: 1/2\"/>

6 ROCK EDGE AT DRAIN GRAVEL - SECTION
SCALE: 1/2\"/>

7 GRAVEL/TIMBER DRIP EDGE
SCALE: 3/4\"/>

8 COLLARED PLANTING SECTION
SCALE: 1/2\"/>

River Rock
Casino Resort
Expansion
Richmond, BC

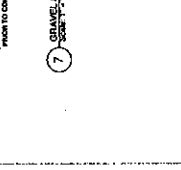


DA
SHARPS & DIAMOND
LANDSCAPE ARCHITECTURE INC.

Project Number: 04665
Scale: 1/8\"/>

Landscaping Details
L3.1

DR 07399254
MAY 07 2008 PLAN #15
8 SOLAR PLANTING - PLAN
9 COLLARED PLANTING SECTION



10 TIMBER BOARDWALK DETAIL
SCALE: 3/4\"/>