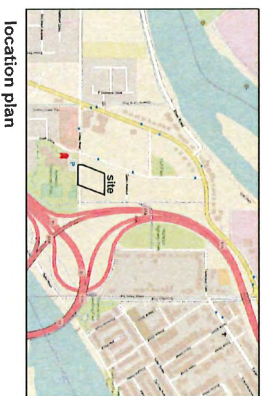


project data :
proposed zoning : ZMUS3 Neighbourhood Village Centre (Hamilton)
site area :
 110,872 s.f. (10,300 m² = 1.03ha)
 (after road dedications)
building areas :

Block A -
 ground floor - 24,696 s.f.
 2nd floor - 22,374 s.f.
 3rd floor - 22,374 s.f.
 4th floor - 22,374 s.f.
 5th floor - 22,374 s.f.
 total - 114,196 s.f. (10,608.4 m²)

Block B -
 ground floor - 12,892 s.f.
 1st floor - 12,892 s.f.
 2nd floor - 12,892 s.f.
 3rd floor - 12,892 s.f.
 4th floor - 12,892 s.f.
 total - 50,848 s.f. (4,723.8 m²)

total buildings A & B - 165,044 s.f. (15,332.2 m²)
 (after road dedications)
 F.A.R. = 114,401 + 50,475 = 164,877 / 110,872 = 1.48Z
site coverage : 4233 m² 45%



unit types : Block A : Block B : total :

studio	35	2	37
1-bedroom	59	76	135
2-bedroom	59	97	156
3-bedroom	131	88	219
	184	163	347

parking provision :
 required per building :
 standard apt. - 187 x 1.4 = 264 (TDM rate)
 affordable apt. - 19 x 1 = 19
 CPO - 145000 - 186 x 2 = 36
 commercial - 743 m² - 10000
 total req'd - 293 Spaces
 provided - 24 surface spaces
 -293 spaces
 (TDMs to support 1.4 residential parking ratio - refer to CTR report)

bicycle parking required :
 residential spaces required : 186 x 1.5 = 279 spaces
 provided : parkade - 279 spaces
 total - 279 spaces

indoor amenity :
 provided : 2 class 1, bike lockers in parkade
 (2 spaces within CPO not counted)
 total - 419 spaces

outdoor amenity :
 required : 1076 s.f. (100 m²)
 provided : 2350 s.f. (228 m²)
 required : 786 x 6 = 4716 m² (12,013 s.f.)
 provided : approx. 13,200 s.f. = 1226 m²

building height :
 max. allowed per bylaw : 4-storey @ 17.0 m. (65.27 ft.)
 5-storey @ 20.0 m. (65.61 ft.) fronting Gully
 4-storey @ 15.58 m. (50.51 ft.) side @
 5-storey @ 19.98 m. (65.51 ft.) side @

affordable housing data :

minimum unit areas per AHS Strategy :

studio unit	400 s.f. / 37 m ²
1-bedroom unit	500 s.f. / 46 m ²
2-bedroom unit	741 s.f. / 69 m ²
3-bedroom unit	980 s.f. / 91 m ²

affordable units provided :

studio units	none
1-bedroom BS	2 x 522 = 1044 s.f.
1-bedroom CS	2 x 478 = 956 s.f.
2-bedroom CA	9 x 548 = 4932 s.f.
2-bedroom CB	1 x 854 = 854 s.f.
3-bedroom D1	3 x 1072 = 3216 s.f.
3-bedroom D2	3 x 1020 = 3060 s.f.
19 units total	16,090 s.f.

(min. required area = 15,089 s.f. - 948 (10%)
 affordable units provided : 19
 affordable units required : 19
 11/18 = 57.3% 3-bedroom units
 6/19 = 31.5% 2-bedroom units
 100%

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands

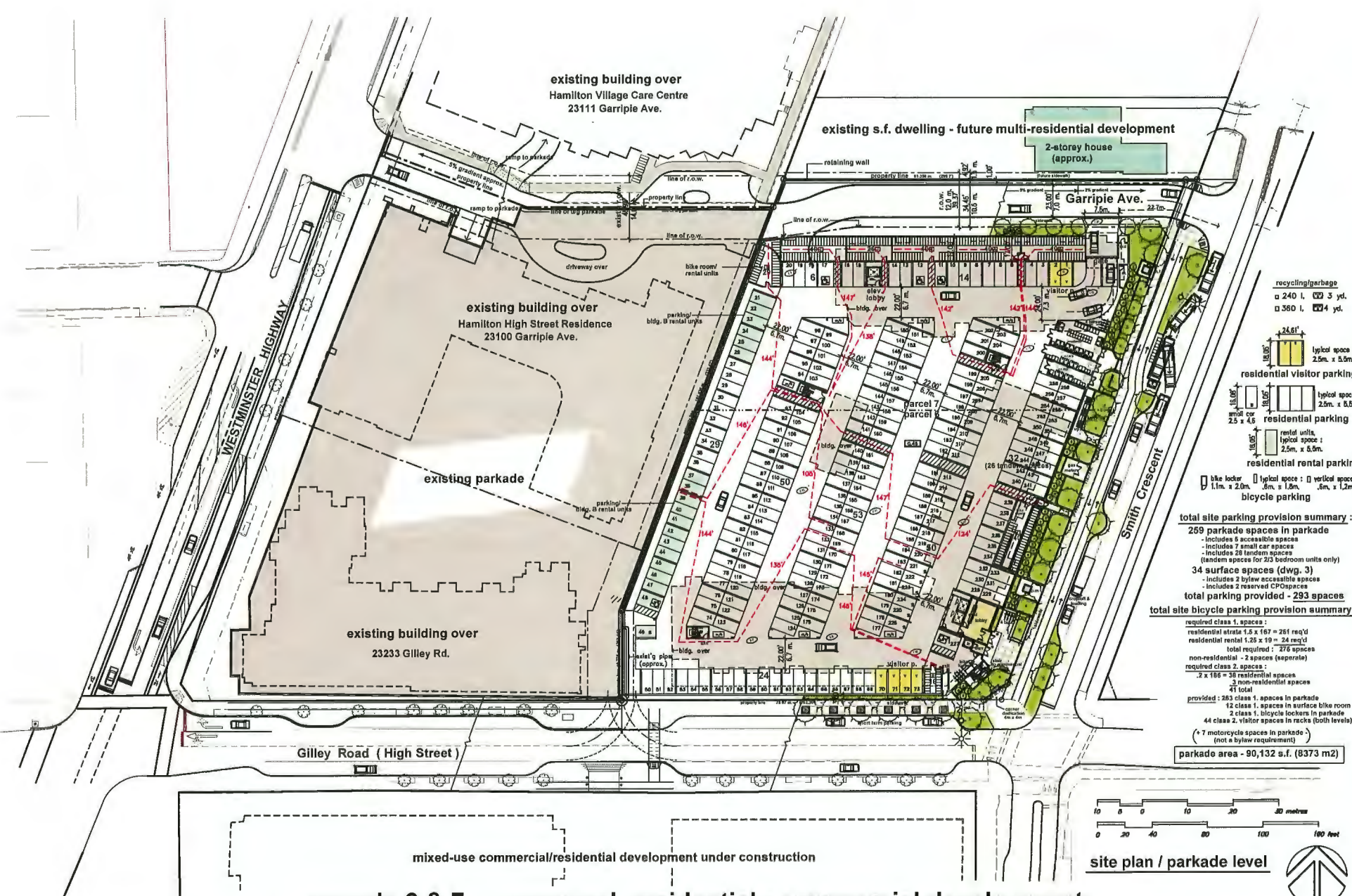
Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to April 12, 2024

06	4-20-21	revised for final for C.P.
05	10-17-21	revised for final for C.P.
04	12-15-20	revised for final for C.P.
03	12-15-20	revised for final for C.P.
02	4-12-21	revised for final for C.P.
01	10-15-20	revised for final for C.P.

Sheet	of	Drawings
05	21-2138	A-1

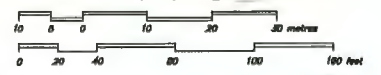
Iconic Architecture Inc.
 Architects & i.d.c.
 1000 - 14th Street West
 Vancouver, BC V6C 1T5
 Tel: 604-681-1111
 Fax: 604-681-1112
 Email: info@iconicarch.com



- recycling/garbage
 - 240 l. 3 yd.
 - 360 l. 4 yd.
- typical space: 2.5m x 5.5m
- residential visitor parking
 - 2.5m x 8.5m
- residential parking
 - 2.5m x 4.5m
- residential rental parking
 - 2.5m x 8.5m
- bicycle parking
 - 1.1m x 2.0m
 - 0.8m x 1.8m
 - 0.8m x 1.2m

total site parking provision summary:
 269 parkade spaces in parkade
 - includes 6 accessible spaces
 - includes 7 small car spaces
 - includes 28 tandem spaces (tandem spaces for 20 bedroom units only)
 34 surface spaces (dwg. 3)
 - includes 2 bylaw accessible spaces
 - includes 2 reserved CPD spaces
total parking provided - 293 spaces

total site bicycle parking provision summary:
 required class 1, spaces:
 residential strata 1.5 x 1.67 = 251 req'd
 residential rental 1.25 x 19 = 24 req'd
 total required: 275 spaces
 non-residential - 2 spaces (separate)
 required class 2, spaces:
 2 x 186 = 38 residential spaces
 3 non-residential spaces
 41 total
 provided: 263 class 1, spaces in parkade
 12 class 1, spaces in surface bike room
 2 class 1, bicycle lockers in parkade
 44 class 2, visitor spaces in parkade (both levels)
 (+ 7 motorcycle spaces in parkade - not a bylaw requirement)
parkade area - 90,132 s.f. (8373 m2)



site plan / parkade level



parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

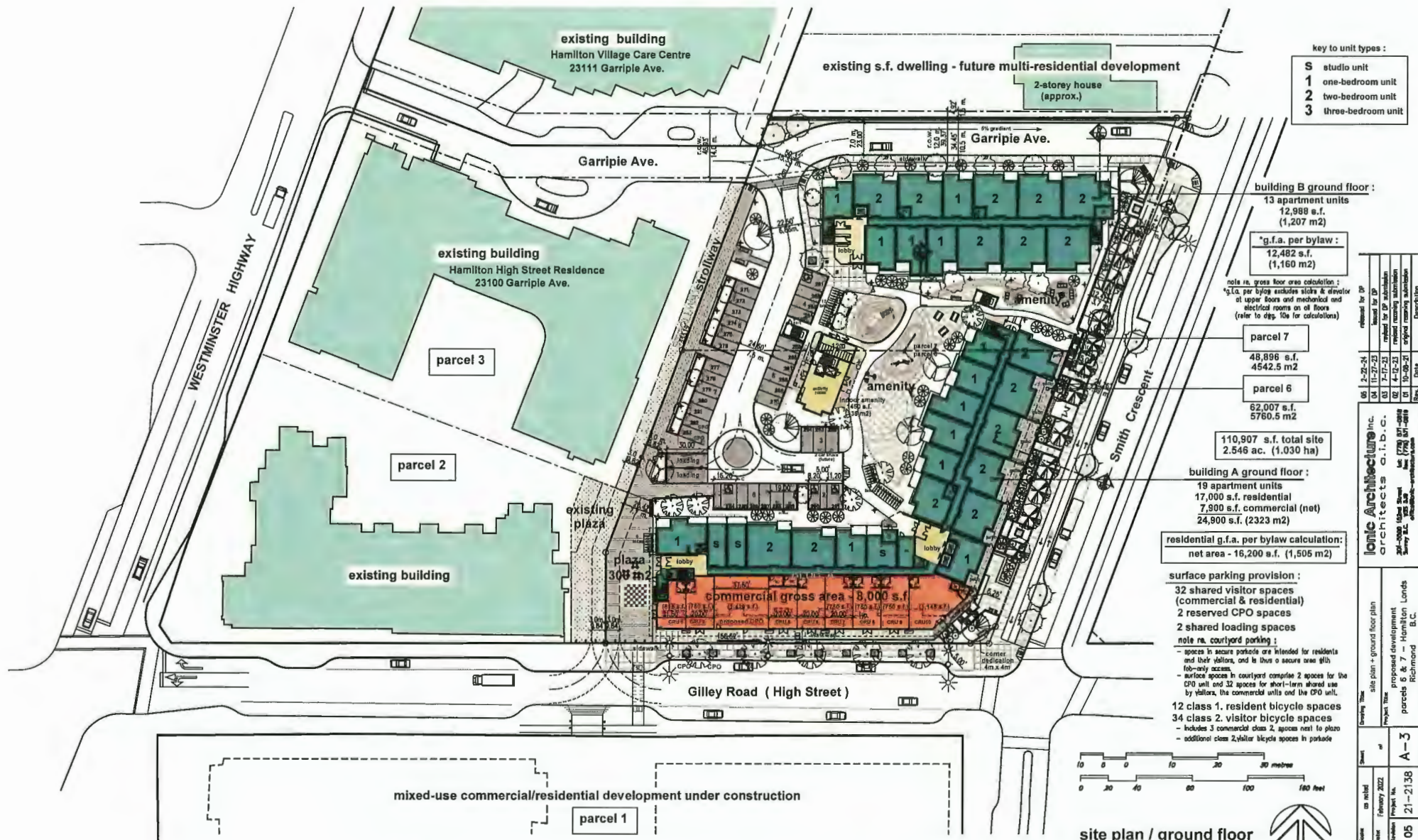
ADP submission
 Feb. 26 2024
 revised to May 6 2024

issued for D.P.

Rev.	Date	Description
01	2-22-24	issued for DP
02	11-27-23	issued for DP
03	7-17-23	revised for D.P. submission
04	4-12-23	revised for rezoning
05	10-05-23	original rezoning submission

Rev.	Date	Description
01	2-22-24	issued for DP
02	11-27-23	issued for DP
03	7-17-23	revised for D.P. submission
04	4-12-23	revised for rezoning
05	10-05-23	original rezoning submission

Rev.	Date	Description
01	2-22-24	issued for DP
02	11-27-23	issued for DP
03	7-17-23	revised for D.P. submission
04	4-12-23	revised for rezoning
05	10-05-23	original rezoning submission



key to unit types :

- S studio unit
- 1 one-bedroom unit
- 2 two-bedroom unit
- 3 three-bedroom unit

building B ground floor :
13 apartment units
12,988 s.f.
(1,207 m²)

*g.f.a. per bylaw :
12,482 s.f.
(1,160 m²)

note re. gross floor area calculation :
*g.f.a. per bylaw excludes stairs & elevator
at upper floors and mechanical and
electrical rooms on all floors
(refer to diag. 10a for calculations)

parcel 7
48,896 s.f.
4542.5 m²

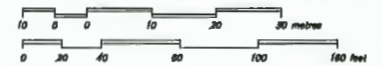
parcel 6
62,007 s.f.
5760.5 m²

110,907 s.f. total site
2.546 ac. (1.030 ha)

building A ground floor :
19 apartment units
17,000 s.f. residential
7,900 s.f. commercial (net)
24,900 s.f. (2323 m²)

residential g.f.a. per bylaw calculation:
net area - 16,200 s.f. (1,505 m²)

- surface parking provision :
- 32 shared visitor spaces (commercial & residential)
 - 2 reserved CPO spaces
 - 2 shared loading spaces
- note re. courtyard parking :
- spaces in secure parkade are intended for residents and their visitors, and to thus a secure area with 100% access.
 - surface spaces in courtyard comprise 2 spaces for the CPO unit and 32 spaces for short-term shared use by visitors, the commercial units and the CPO unit.
- 12 class 1. resident bicycle spaces
 - 34 class 2. visitor bicycle spaces
 - includes 3 commercial class 2, spaces next to plaza
 - additional class 2, visitor bicycle spaces in parkade



site plan / ground floor



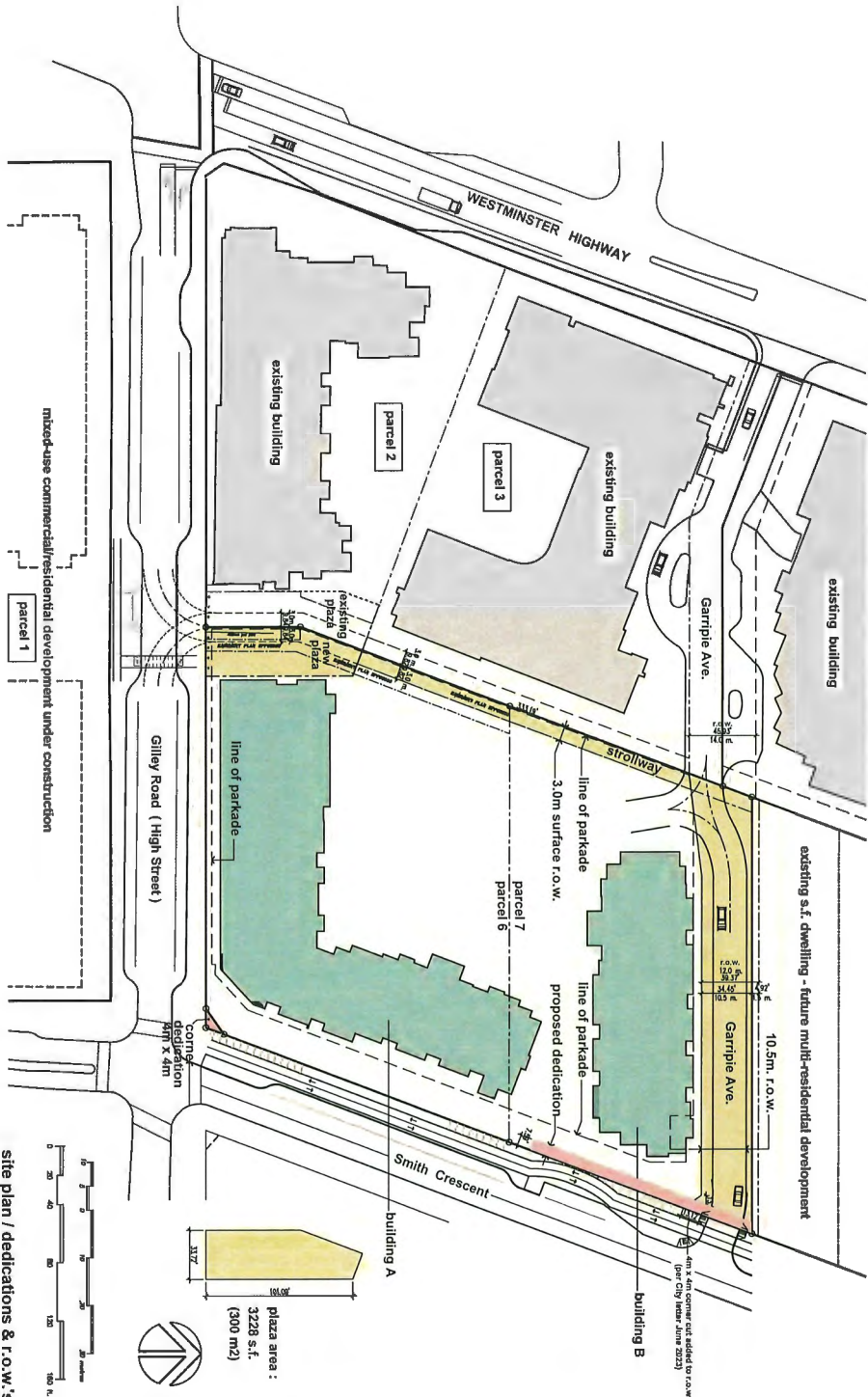
Rev.	Date	Description
06	2-20-24	released for DP
04	11-27-23	revised for DP submission
03	7-17-23	revised for DP submission
02	4-12-23	revised remaining submission
01	10-05-21	original remaining submission

Sheet	of	Drawn	Checked	Project Name	Project No.	Parcel No.	Location
05	21	21-38	A-3	proposed development parcels 6 & 7 - Hamilton Lands			Richmond B.C.

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands Richmond B.C.

issued for D.P.

ADP submission
Feb. 26 2024
revised to May 6 2024



parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands

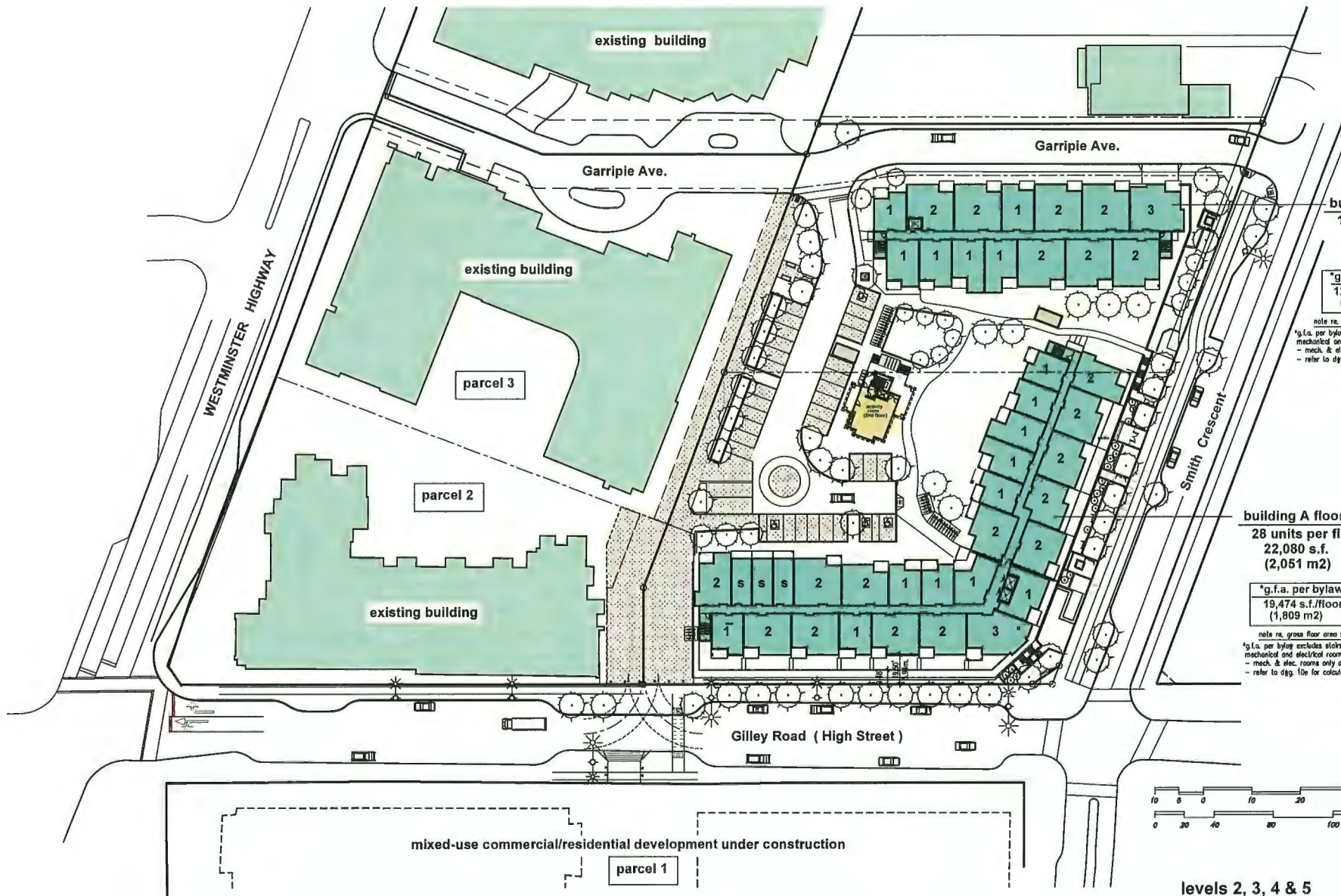
Richmond B.C.

ADP submission for review
 May 5 2024

3a

site plan / dedications & r.o.w.'s

Issue	as noted	Sheet	of	Project title	site plan - dedications & r.o.w.'s	ionic Architecture Inc. architects a.l.b.c. 800-888-7448 1722 871-8788 1770 871-8788 604-273-1010	01	2-28-24	submitted for 02/ADP
Date	July 2023			Project title	proposed development		02	10-27-23	issued for 03
Issue	Project title	as noted		Project title	parcels 6 & 7 - Hamilton Lands Richmond B.C.		03	7-31-23	issued for coordination
02	21-2138	A3a					Res.	Det.	Description



- key to unit types :
- S** studio unit
 - 1** one-bedroom unit
 - 2** two-bedroom unit
 - 3** three-bedroom unit

building B floors 2,3,4 :
 14 units per floor
 13,072 s.f./floor
 (1,215 m²)

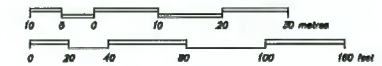
***g.f.a. per bylaw :**
 12,712 s.f./floor
 (1,181 m²)

note re. gross floor area :
 *g.l.a. per bylaw excludes stairs, elevators and mechanical and electrical rooms on all floors
 - mech. & elec. rooms only on ground floor
 - refer to dpg. 10e for calculations

building A floors 2,3,4,5 :
 28 units per floor
 22,080 s.f.
 (2,051 m²)

***g.f.a. per bylaw :**
 19,474 s.f./floor
 (1,809 m²)

note re. gross floor area :
 *g.l.a. per bylaw excludes stairs, elevators and mechanical and electrical rooms on all floors
 - mech. & elec. rooms only on ground floor
 - refer to dpg. 10e for calculations



levels 2, 3, 4 & 5



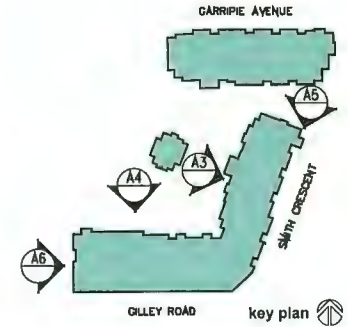
parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands Richmond B.C.

issued for D.P.

ADP submission
 Feb. 26 2024
 revised to May 6 2024

Rev.	Date	Description	By
01	11-27-23	issued for D.P.	IA
02	7-17-23	revised for U.P. submission	IA
03	4-12-23	revised for rezoning	IA
04	10-05-23	original rezoning submission	IA

Ionic Architecture inc. architects 201-432-1040 1000-1000 Street Richmond B.C.	floor plans - levels 2 through 5 proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
---	---



EXTERIOR MATERIALS & FINISHES :	
MATERIAL / FINISH	COLOUR
① STONE	IXL - HARTON ESTATE STONE
② JAMES HARDIE PANELS VERTICAL SIDING STYLE	SMOOTH - PRÄIE - NIGHT GRAY
③ JAMES HARDIE PANELS	SMOOTH - PRÄIE - NIGHT GRAY
④ JAMES HARDIE PANELS	SMOOTH - PRÄIE - ARCTIC WHITE
⑤ JAMES HARDIE PANELS	SMOOTH - PRÄIE - COBBLE STONE
⑥ JAMES HARDIE SOFFIT	SMOOTH - PRÄIE - ARCTIC WHITE
⑦ FAST PLANK SYSTEM	DARK WALNUT
⑧ AL13 METAL PANEL SOLUTION	PEWTER METALLIC
⑨ WINDOWS & DOORS - COMMERCIAL UNITS	BLACK ALUMINUM FRAMES CLEAR GLASS
RESIDENTIAL UNITS	BLACK VINYL & CLEAR GLASS
⑩ JAMES HARDIE FASCIA	PRIME COLOR - PEWTER METALLIC
⑪ CONCRETE	NATURAL CONCRETE
⑫ METAL AND GLASS RAILING	BLACK / NATURAL ANOD. ALUM.
⑬ METAL & GLASS CANOPY	PATTERNED GLASS
⑭ COMMERCIAL SIGNAGE	(VARIES, 3D ILLUMINATED)
⑮ SIGN BACKING SUPPORT	B. COMPOSITE WOOD PLASTIC DARK WALNUT (1/2" x 4")

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands Richmond B.C.

ADP submission
Feb. 26 2024
revised to May 6 2024

5b

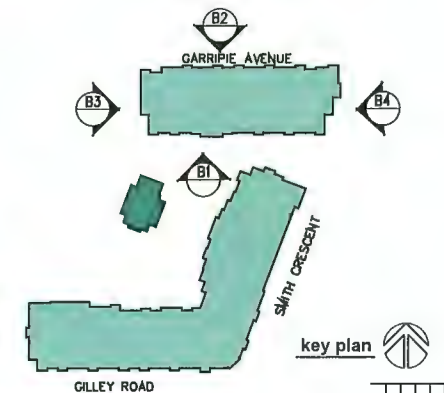
Rev.	Date	Description
01	4-22-24	revised per ADP comments
02	2-25-24	revised for D.P.
03	11-27-23	issued for DP
04	8-30-23	issued for review

Ionic Architecture Inc. architects o.i.b.c. 201-600 1020 Street Surrey B.C.	Tel: (778) 971-8810 Fax: (778) 971-8810 ionic@ionic-arch.com
---	--

Drawing Title building _north & west elevations	Sheet of A5a
Date AUGUST 2023	Project No. D4 21-2138
PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands Richmond B.C.	



B1 - south elevation to courtyard



key plan



B3 - west elevation

EXTERIOR MATERIALS & FINISHES :		
MATERIAL / FINISH	COLOUR	
① STONE	DL - WARTON ESTATE STONE	
② JAVES HARDE PANELS VERTICAL SIDING STYLE	SMOOTH - PRIME - NIGHT GRAY	
③ JAVES HARDE PANELS	SMOOTH - PRIME - NIGHT GRAY	
④ JAVES HARDE PANELS	SMOOTH - PRIME - ARCTIC WHITE	
⑤ JAVES HARDE PANELS	SMOOTH - PRIME - COBBLE STONE	
⑥ JAVES HARDE SOFT	SMOOTH - PRIME - ARCTIC WHITE	
⑦ FAST PLANK SYSTEM	DARK WALNUT	
⑧ ALU METAL PANEL SOLUTION	PENTER METALLIC	
⑨ WINDOWS & DOORS - COMMERCIAL UNITS	BLACK ALUMINUM FRAMES	
	CLEAR GLASS	
RESIDENTIAL UNITS	BLACK VINYL & CLEAR GLASS	
⑩ JAVES HARDE FASCIA	PRIME COLOR - PENTER METALLIC	
⑪ CONCRETE	NATURAL CONCRETE	
⑫ METAL AND GLASS RAILING	BLACK / NATURAL ANOD. ALUM.	
⑬ METAL & GLASS CANOPY	PATTERNED GLASS	
⑭ COMMERCIAL SIGNAGE	B. COMPOSITE WOOD PLASTIC (VARIES, 3D ILLUMINATED)	
⑮ SIGN BACKING SUPPORT	DARK WALNUT (1/2" X 4")	



B4 - east elevation



B2 - north elevation to Garrippe Avenue

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands Richmond B.C.

Rev.	Date	Description
01	2-20-24	released for D.P.
02	11-27-23	based for D.P.
03	5-04-23	based for rev. 1

Ionic Architecture inc.		building B elevations	
architects g.i.b.c.		PROJECT TITLE	
297-4000 Island Street		PROPOSED DEVELOPMENT	
Vancouver BC V6P 4K6		parcels 6 & 7	
Tel: (778) 871-0810		Hamilton Lands	
Fax: (778) 871-0808		Richmond B.C.	
www.ionicarch.com		Sheet	
Project No. 21-2135		of	
Date: AUGUST 2023		A5c	

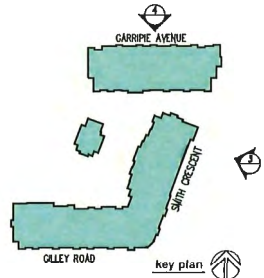
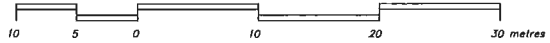
building B elevations

ADP submission
May 6, 2024

5c



streetscape to Garripie Avenue



streetscape to Smith Crescent



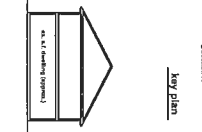
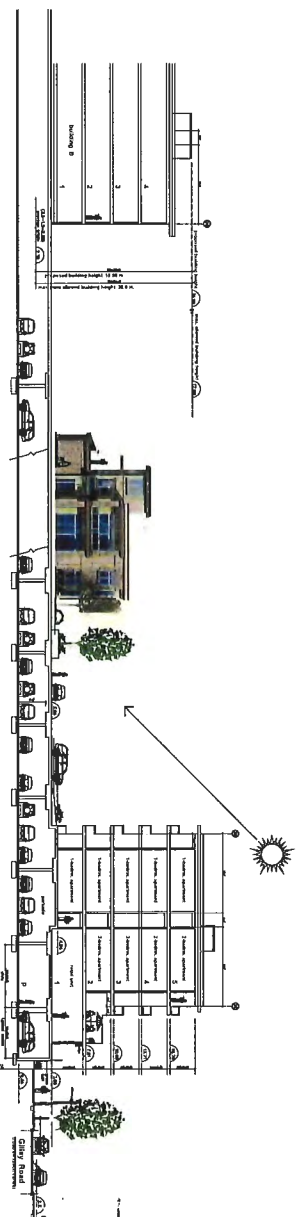
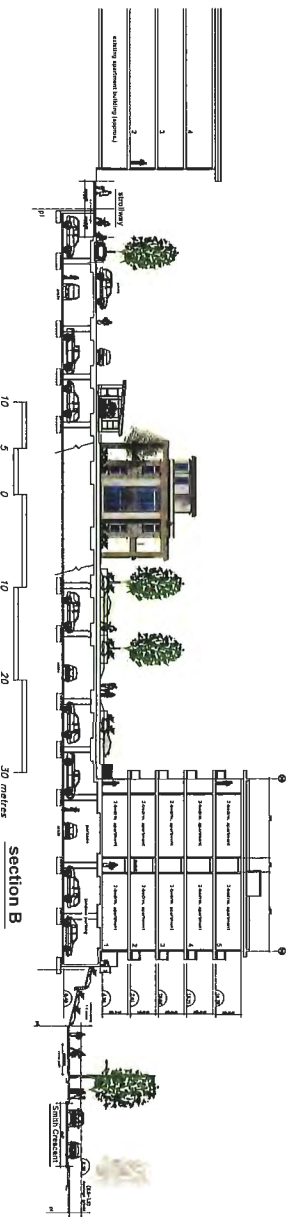
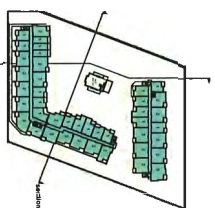
streetscapes

parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands Richmond B.C.

ADP submission
 Feb. 26 2024
 revised to May 6 2024

6b

Drawing Title		streetscapes - Smith Cres. & Garripie Ave.	
Sheet		of 6b	
Scale	As Noted	Revision	03
Date	March 2022	Project No.	
Drawing No.		6b	
Project Title		proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.	
Architect		Ionic Architecture Inc. Architects a.i.b.c.	
Project No.		20-000 10th Street	
Site No.		1070 07-018	
Scale		1/8" = 1'-0"	
Revision		03	
Rev.	Date	Description	
03	11-27-23	issued for DP	
02	11-22-23	revised for review	
01	04-19-23	issued for rezoning	



Rev	Date	Description
04	7-26-21	Issued for ASP
03	11-27-15	Issued for GP
02	6-18-13	Issued for SR
01	1-12-11	Issued for rezoning
Rev	Date	Description

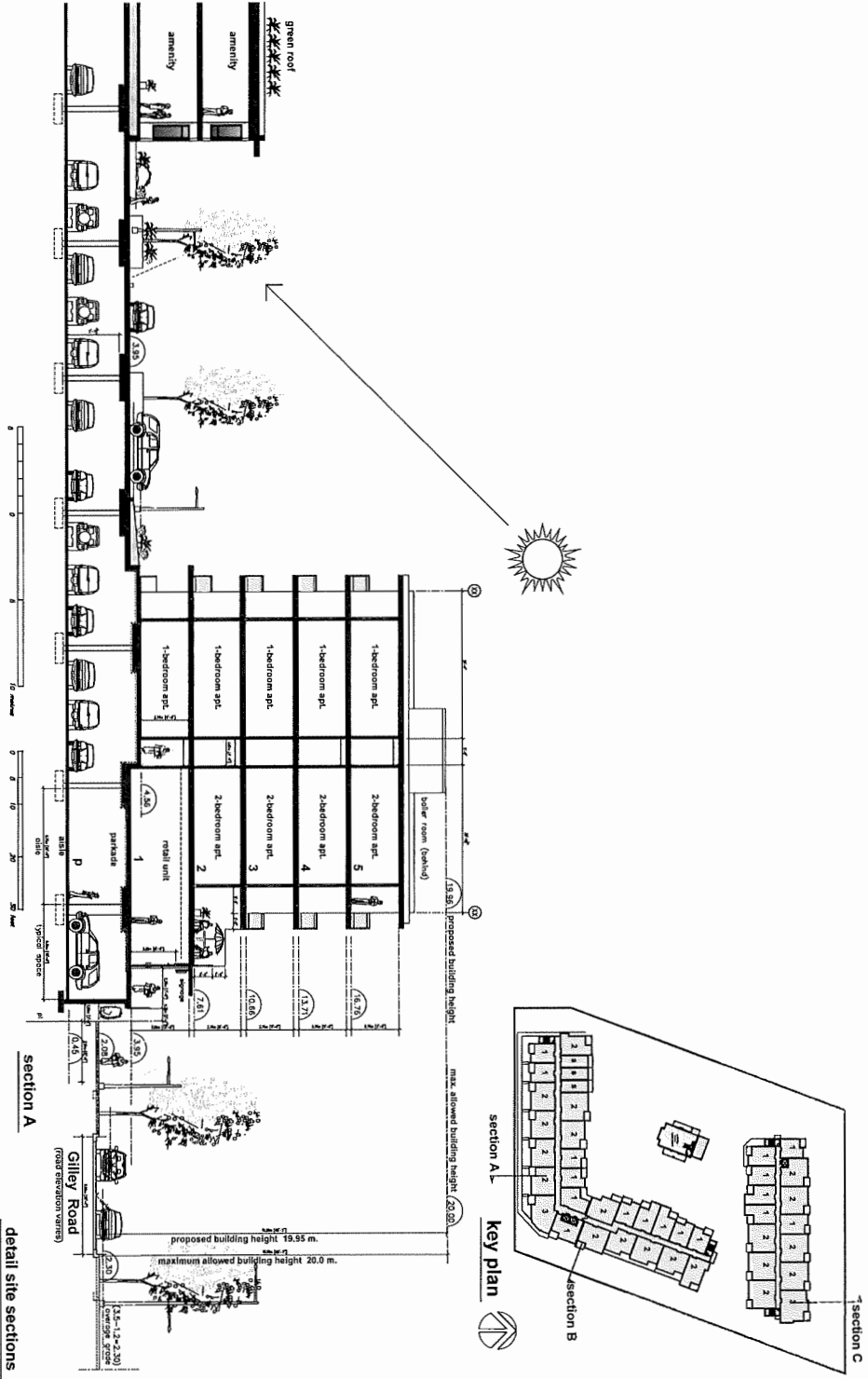
Ionic Architecture inc.
architects a.i.b.c.

301-5000 Island Street, Suite 200, Richmond B.C. V6V 2G9
 Tel: (778) 871-2618
 Fax: (778) 871-2618
 a@ionic-a.com ionic.com

Sheet	as noted	Drawing Title
04	21-2138	A7a site sections

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to May 6, 2024



parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

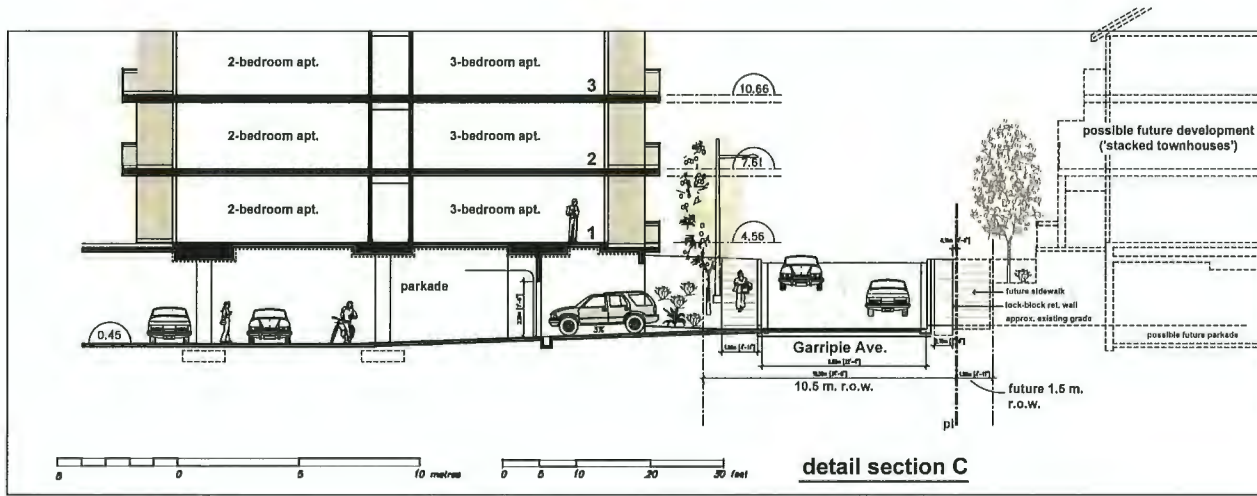
ADP submission
 Feb. 26, 2024
 revised to May 9, 2024

Rev	Date	Description
01	4-02-24	re-based for DP.
02	10-27-23	based for DP.
03	4-11-23	rebased for DP.
04	4-12-23	issued for rezoning.

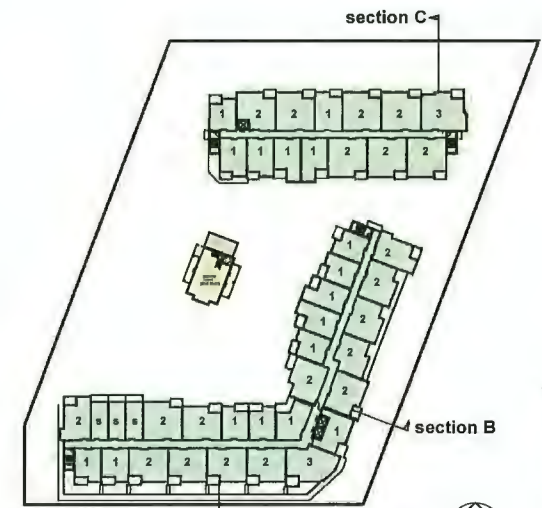
Ionic Architecture inc.
 architects a.i.b.c.
 201-5002 Howe Street
 Surrey, B.C. V3W 2V7
 Tel: (778) 877-0818
 Fax: (778) 877-0819
 www.ionic-architects.com

Drawn	Checked	Project Name	Project File
A-Ba		proposed development	parcels 6 & 7 - Hamilton Lands Richmond B.C.

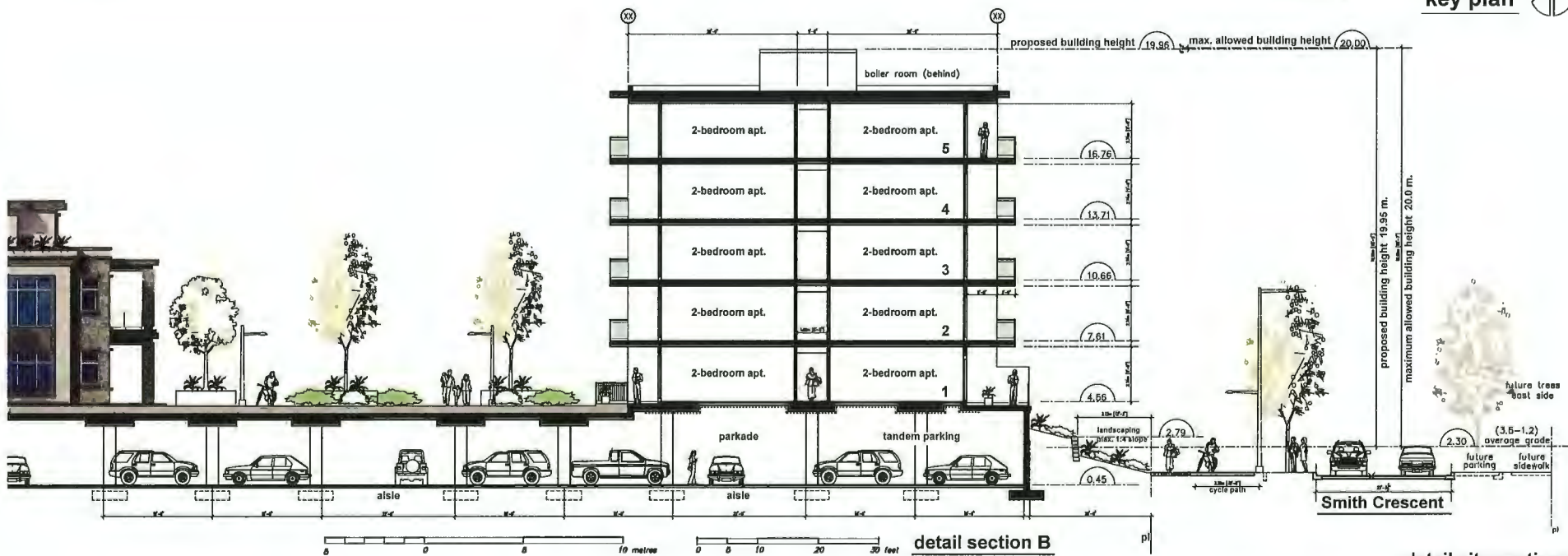
Scale: As Noted
 Date: March 2022
 Project No: 21-2138



detail section C



key plan



detail section B

detail site sections

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

ADP submission
 Feb. 26, 2024
 revised to May 6, 2024

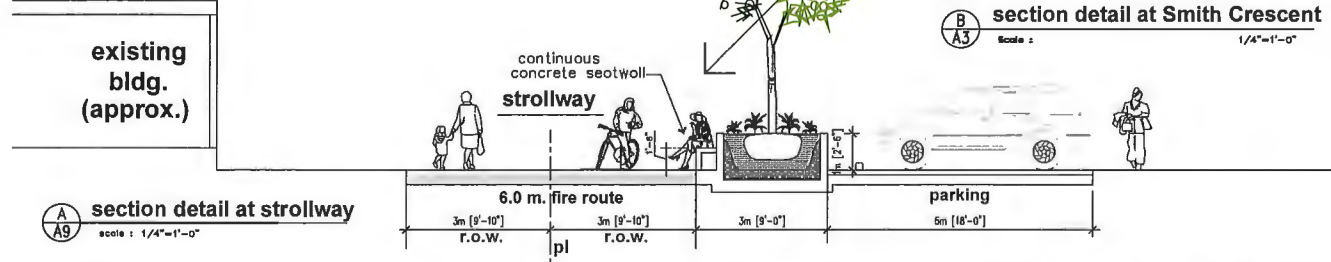
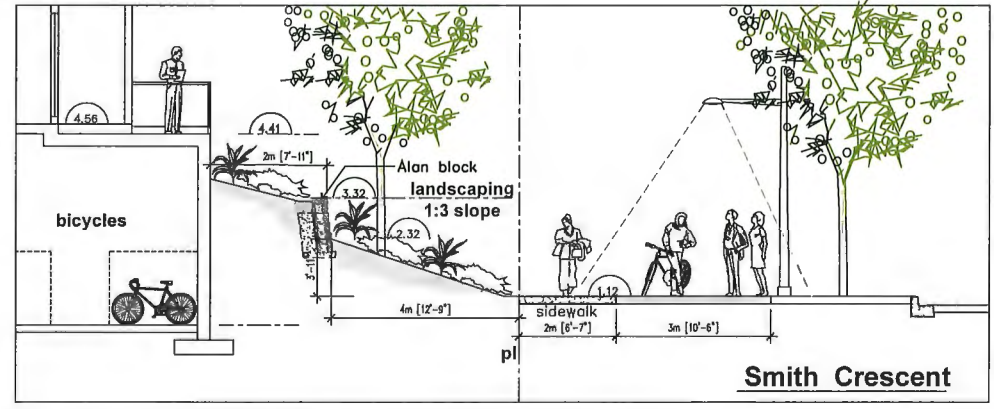
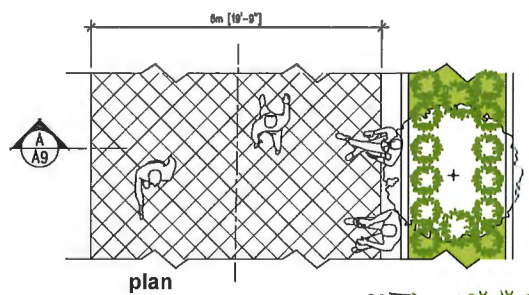
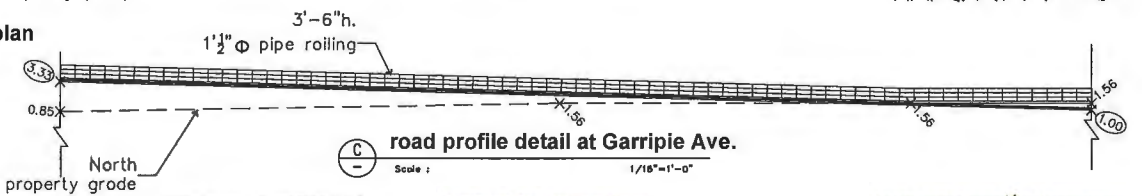
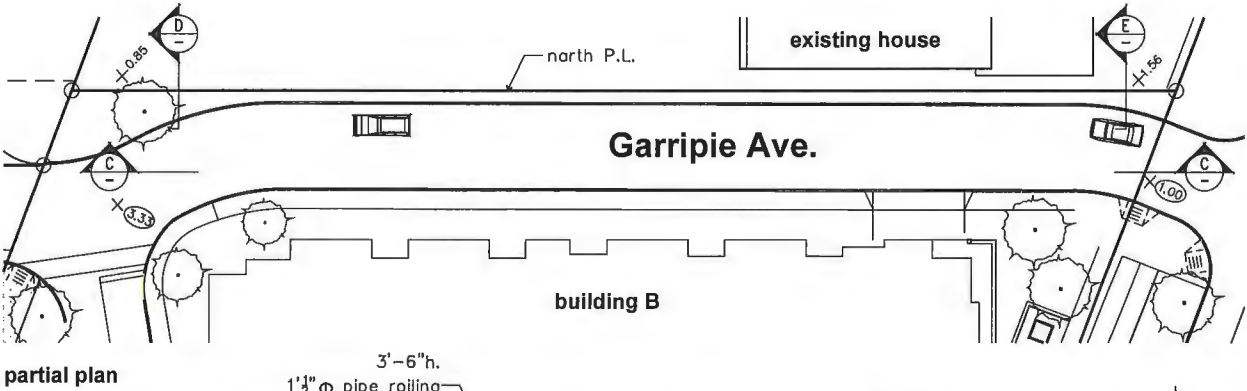
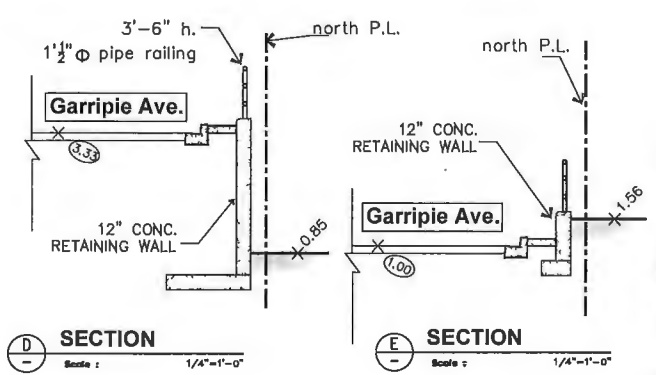
8b

Rev.	Date	Description
04	2-29-24	re-based for D.P.
03	05-27-23	based for D.P.
02	6-14-23	revised for D.P.
01	4-12-23	based for rezoning

Ionic Architecture Inc.
 architects a.i.b.c.
 201-400 West Street
 Surrey B.C. V4L 1A8
 Tel: (779) 877-0888
 Fax: (779) 877-0888
 www.ionic-arch.com

proposed development
 parcels 6 & 7 - Hamilton Lands
 Richmond B.C.

Sheet	As Noted	March 2022	Project No.	04	21-2135	A-8b
Drawn	Site sections	detail site sections	Project	proposed development	parcels 6 & 7 - Hamilton Lands	Richmond B.C.



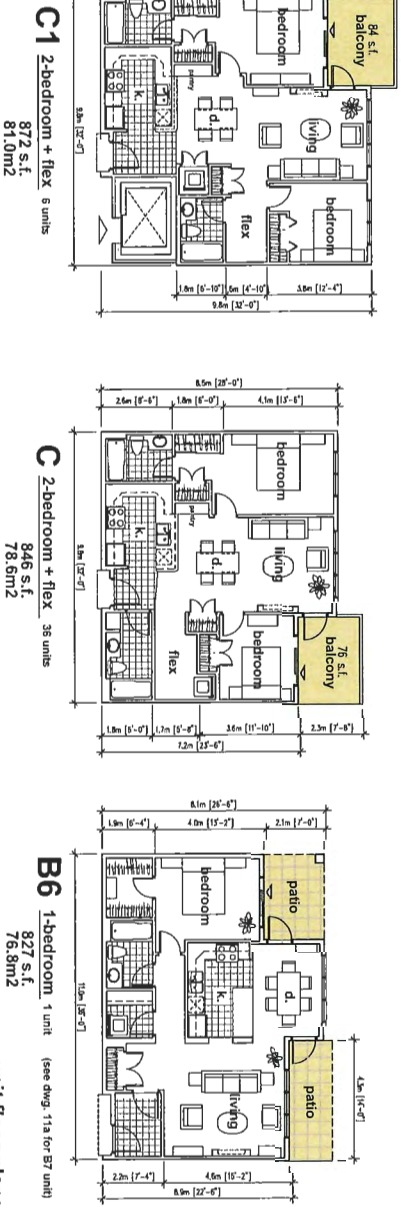
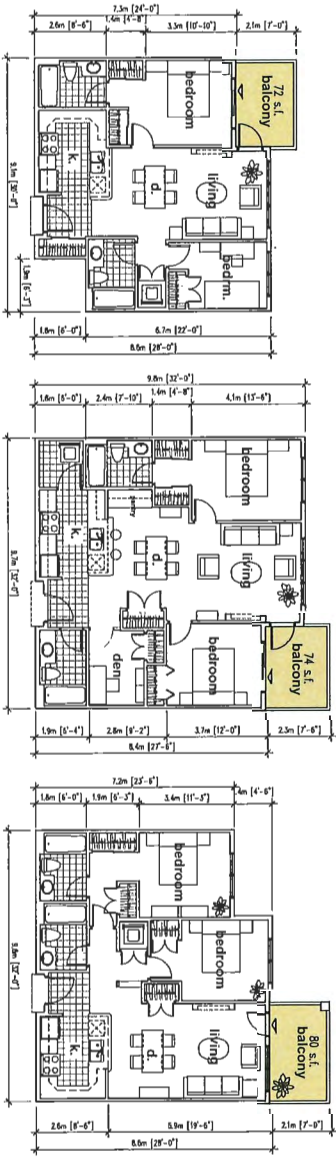
parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

ADP submission
Feb. 26, 2024
revised to May 6, 2024

Rev.	Date	Description
04	2-29-24	re-based for D.P.
03	11-27-23	based for U.P.
02	4-16-23	based for naming
01	3-29-22	based for review

Sheet	Site details
A-9	proposed development parcels 6 & 7 Richmond B.C.

Date	As Noted	Sheet
03	21-2136	A-9



Issued for D.P.

parcels 6 & 7 - proposed residential - commercial development

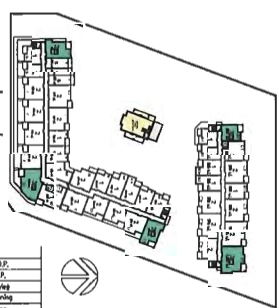
Hamilton Lands

Richmond B.C.

unit floor plans
+ 1 D2 unit - see dng. 10c
ADP submission
Feb. 26, 2024
revised to May 6, 2024

10b

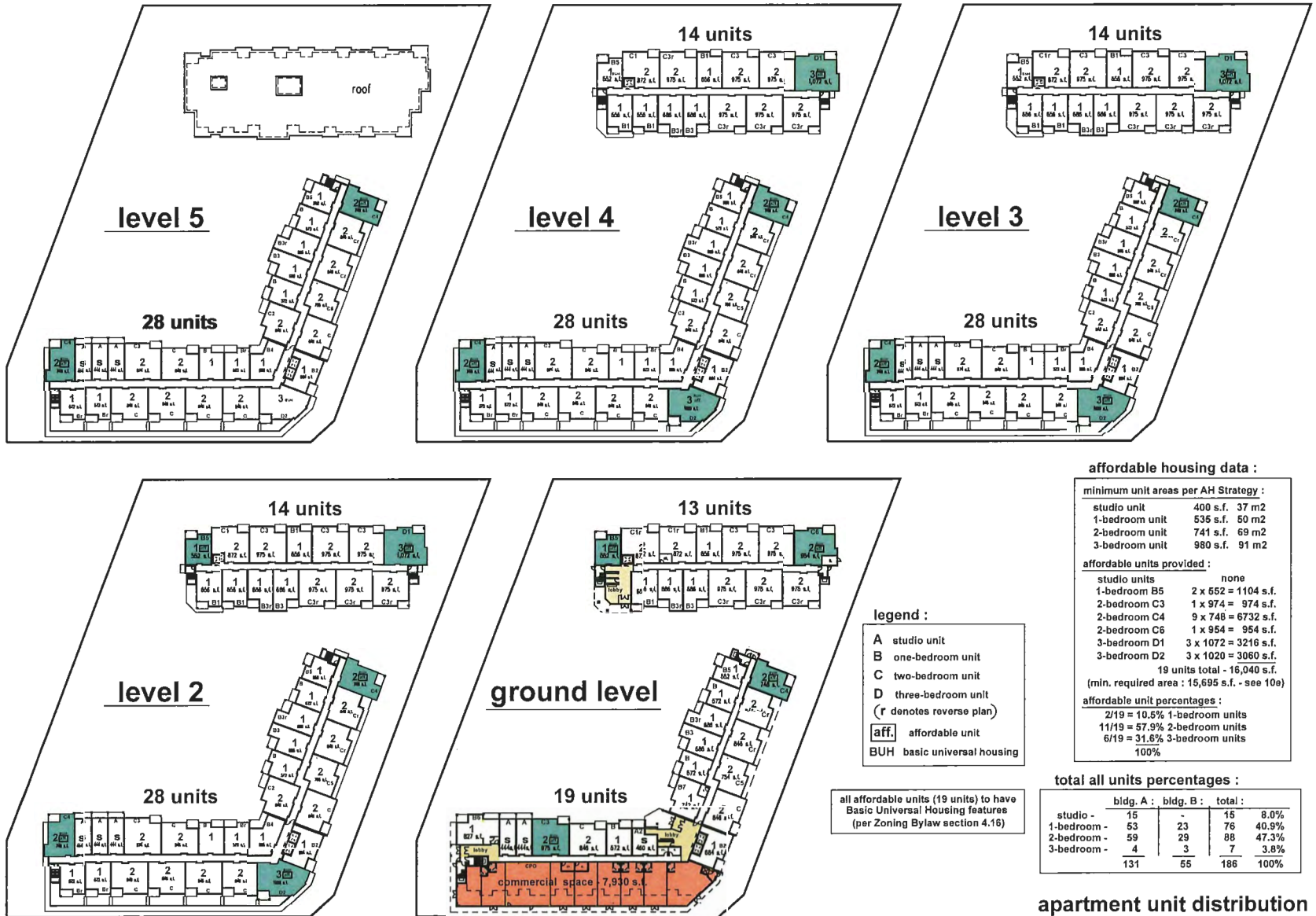
- Key plan**
- A studio unit
 - B one-bedroom unit
 - C two-bedroom unit
 - D three-bedroom unit
- (refer to dng. A.11s for locations)



Rev	to	from	Description
01	2-26-24	00	issued for D.P.
02	11-27-23	01	issued for D.P.
03	8-25-23	02	revised for review
04	4-12-23	03	issued for rezoning
05		04	
06		05	

Ionic Architecture Inc.
architects a.i.b.c.
200-1002 Main Street
Vancouver, BC V6Z 2Y7
Tel: 604.278.8777
www.ionicarchitects.com

Drawn by: A10b
Project Name: proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
Date: 04/21/2024



parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

affordable housing data :

minimum unit areas per AH Strategy :

studio unit	400 s.f.	37 m ²
1-bedroom unit	535 s.f.	50 m ²
2-bedroom unit	741 s.f.	69 m ²
3-bedroom unit	980 s.f.	91 m ²

affordable units provided :

studio units	none
1-bedroom B5	2 x 652 = 1104 s.f.
2-bedroom C3	1 x 974 = 974 s.f.
2-bedroom C4	9 x 748 = 6732 s.f.
2-bedroom C6	1 x 954 = 954 s.f.
3-bedroom D1	3 x 1072 = 3216 s.f.
3-bedroom D2	3 x 1020 = 3060 s.f.
19 units total - 16,040 s.f.	

(min. required area : 15,695 s.f. - see 10e)

affordable unit percentages :

2/19 = 10.5% 1-bedroom units
11/19 = 57.9% 2-bedroom units
6/19 = 31.6% 3-bedroom units
100%

legend :

- A studio unit
- B one-bedroom unit
- C two-bedroom unit
- D three-bedroom unit
- (r denotes reverse plan)
- aff. affordable unit
- BUH basic universal housing

all affordable units (19 units) to have Basic Universal Housing features (per Zoning Bylaw section 4.16)

total all units percentages :

	bldg. A :	bldg. B :	total :	
studio -	15	-	15	8.0%
1-bedroom -	53	23	76	40.9%
2-bedroom -	59	29	88	47.3%
3-bedroom -	4	3	7	3.8%
	131	55	186	100%

apartment unit distribution

ADP submission
 Feb. 26, 2024
 revised to May 6 2024

issued for D.P.



Rev.	Date	Description
04	2-22-24	revised for D.P.
03	11-27-23	based for D.P.
02	8-22-23	revised for review
01	4-15-23	based for rezoning

Ionic Architecture Inc.
 architects o.i.b.c.
 304-4000 Steeles Street
 Scarboro, ON M1V 5P8
 Tel: (778) 971-2818
 ionic@ionic-architecture.com

Drawn By	Checked	Scale	Sheet	Project Title
n.l.c.	April 2023	1:1	A10d	apartment unit distribution
Proposed By	Project No.	Revision	Parcel	Proposed development
April 2023	A10d	04	6 & 7 - Hamilton Lands	parcels 6 & 7 - Hamilton Lands
			Richmond	Richmond B.C.

- A** studio unit
 - B** one-bedroom unit
 - C** two-bedroom unit
 - D** three-bedroom unit
- (refer to dwg. A-11a for locations)

saleable/rentable floor areas :

commercial area :

7,930 s.f. including CPO
(includes mech. & elec. spaces)

saleable residential area :

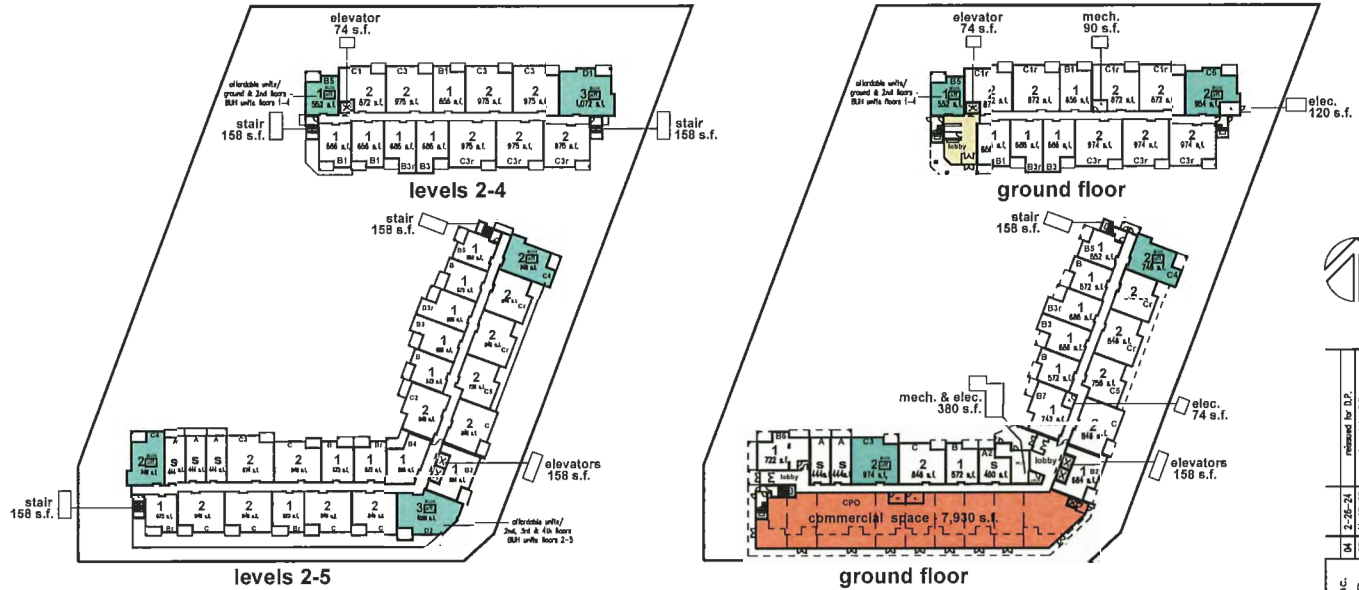
unit type	area	no. units	total area -
A	444 s.f.	14	6,216 s.f.
A1	460 s.f.	1	460 s.f.
B	672 s.f.	26	14,872 s.f.
B1	656 s.f.	7	4,592 s.f.
B2	695 s.f.	5	3,475 s.f.
B3	686 s.f.	18	12,348 s.f.
B4	695 s.f.	4	2,780 s.f.
B5	539 s.f.	11	5,929 s.f.
B6	827 s.f.	1	827 s.f.
B7	742 s.f.	1	742 s.f.
C	846 s.f.	36	30,456 s.f.
C1	872 s.f.	6	5,232 s.f.
C2	846 s.f.	4	3,384 s.f.
C3	975 s.f.	27	26,325 s.f.
C5	764 s.f.	5	3,770 s.f.
D2	1,020 s.f.	1	1,020 s.f.
totals -		167 units	122,571 s.f. (11387 m ²)

rentable residential area :

unit type	area	no. units	total area -
B6	552 s.f.	2	1,104 s.f.
C3	974 s.f.	1	974 s.f.
C4	748 s.f.	9	8,732 s.f.
C6	954 s.f.	1	954 s.f.
D1	1,072 s.f.	3	3,216 s.f.
D2	1,020 s.f.	3	3,060 s.f.
totals -		19 units	16,040 s.f. (1490.1 m ²)

residential summary :

total units - 167 + 19 = **186 units**
total unit area - 122,571 + 16,158 = **138,729 s.f.**
(12,867.9 m²)



bylaw floor area calculation (net area for density calculation) :

building A :						
floor -	actual gross area -	deductions per zoning bylaw -			bylaw net floor area -	notes -
		elevators	stairs	mech. / elec.		
ground	25,150 s.f. 2336.4 m ²	---	---	454 s.f. ---	24,696 s.f. 2294.3 m ²	- mech. and elec. spaces may be deducted on any floor - stairs and elevators deducted above ground floor only
second	22,848 s.f. 2122.5 m ²	158 s.f. ---	316 s.f. ---	---	22,374 s.f. 2078.5 m ²	
third	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
fourth	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
fifth	22,848 s.f. "	158 s.f. ---	316 s.f. ---	---	22,374 s.f. "	
totals -	116,542 s.f. 10826.8 m²	632 s.f.	58.7 m²	1,264 s.f. 117.4 m²	454 s.f. 42.2 m²	114,192 s.f. 10608.4 m²

building B :						
floor -	actual gross area -	deductions per zoning bylaw -			bylaw net floor area -	notes -
		elevators	stairs	mech. / elec.		
ground	13,012 s.f. 1208.8 m ²	---	---	210 s.f. ---	12,802 s.f. 1189.3 m ²	- mech. and elec. spaces may be deducted on any floor - stairs and elevators deducted above ground floor only
second	13,072 s.f. 1214.4 m ²	74 s.f. ---	316 s.f. ---	---	12,682 s.f. 1178.2 m ²	
third	13,072 s.f. "	74 s.f. ---	316 s.f. ---	---	12,682 s.f. "	
fourth	13,072 s.f. "	74 s.f. ---	316 s.f. ---	---	12,682 s.f. "	
totals -	52,228 s.f. 4852 m²	222 s.f.	20.6m²	948 s.f. 88.1 m²	210 s.f. 19.5 m²	50,848 s.f. 4723.8 m²

total bylaw floor area for site density calculation : 114,192 + 50,848 = 165,040 - (22 x 20') = 164,620 s.f. (*20 s.f./unit deduction for units with BUH features)

bylaw residential area for affordable housing provision requirement :

bylaw total area : 114,192 + 50,848 = 165,040 s.f. bylaw residential area : 165,040 - 7,930 = 157,110 s.f. x 10% = **15,711 s.f. required** area provided : 16,158 s.f.

issued for D.P.

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

floor area calculations

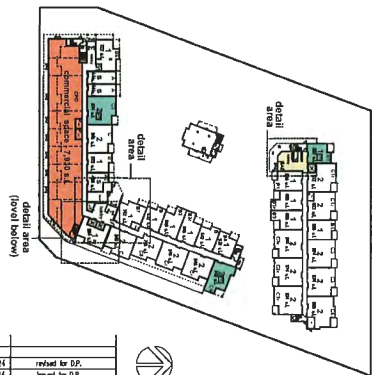
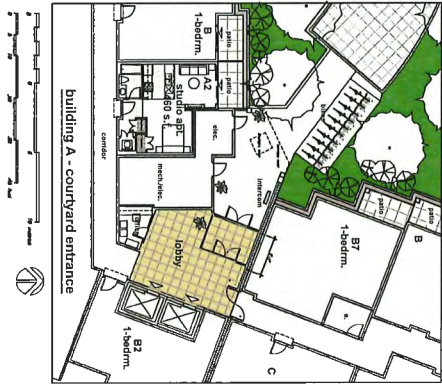
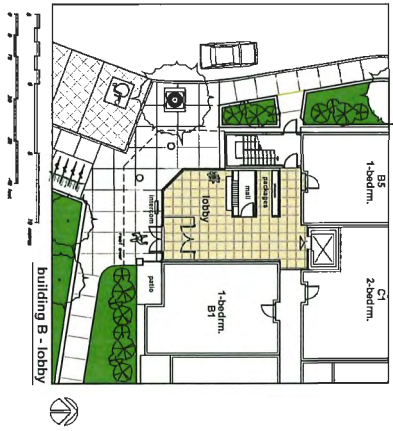
ADP submission
Feb. 26, 2024
revised to May 6 2024

10e

Rev.	Date	By	Description
04	2-26-24		released for D.P.
03	11-27-23		issued for D.P.
02	8-22-23		revised for pricing
01	4-12-23		issued for permitting

Drawing Title	Sheet	of	Project Title
floor area calculation for FAR	A.10e	1	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.

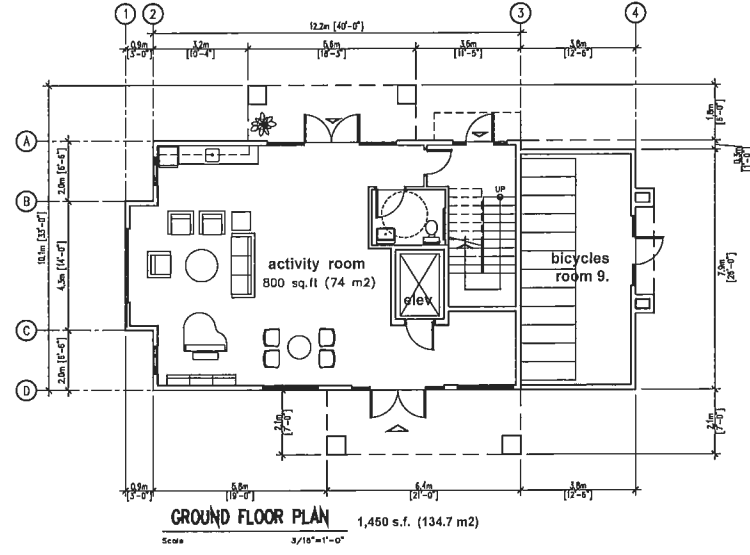
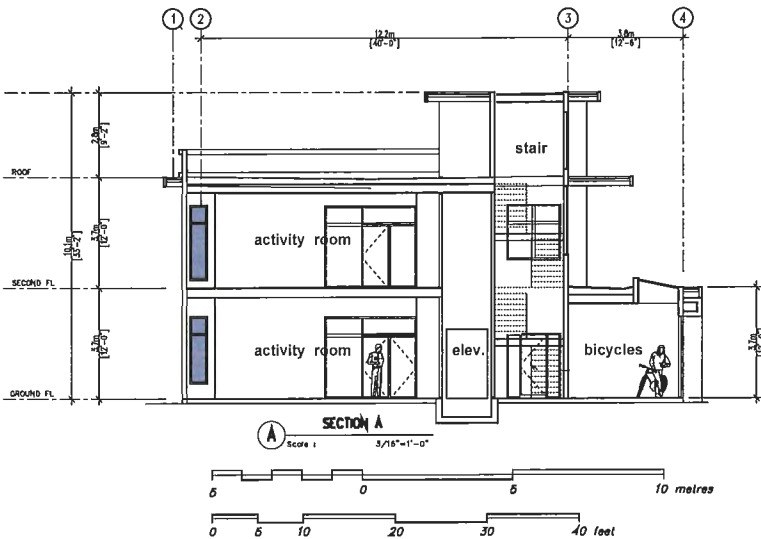
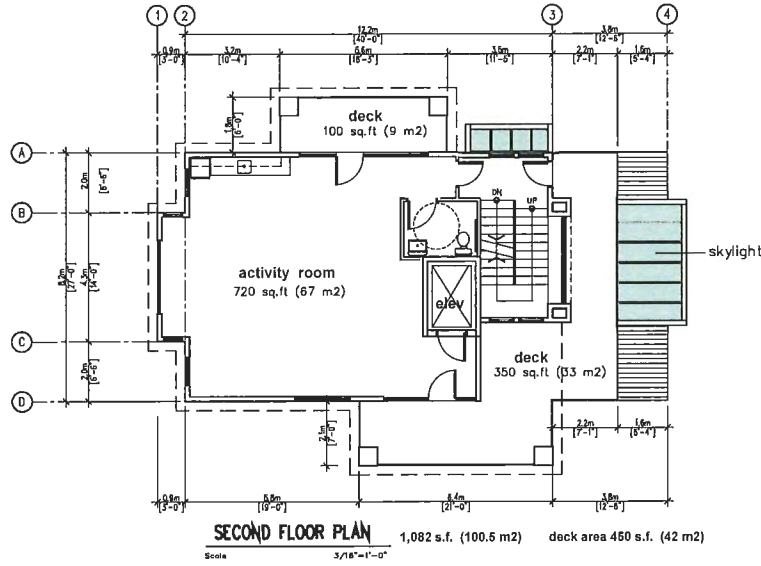
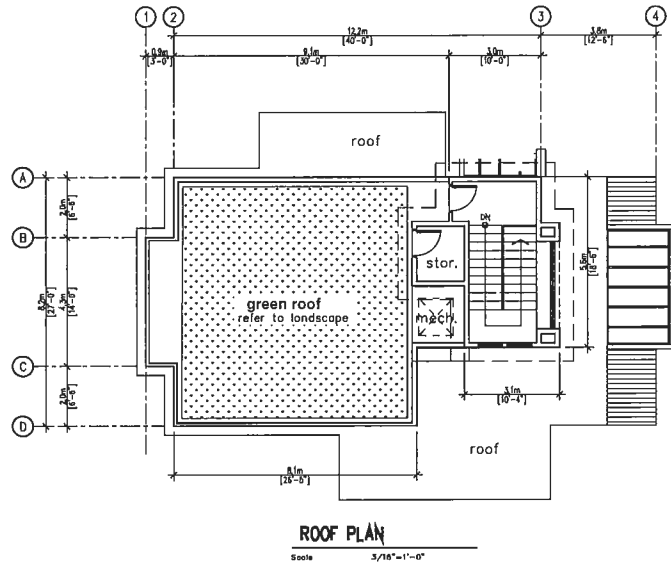
Drawn	Checked	Project No.	Revision
A.L.L.		21-2138	04



Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	ionic Architecture inc. architects o.l.b.c. 207-8002 Island Square Surrey B.C. V3V 2S4 Tel: 604-271-0111 Fax: 604-271-0112 www.ionic-architects.com	01	5-28-24	revised for D.P.
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.		02	7-19-24	issued for D.P.
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	03	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	04	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	05	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	06	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	07	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	08	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	09	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	10	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	11	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	12	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	13	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	14	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	15	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	16	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	17	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	18	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	19	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	20	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	21	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	22	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	23	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	24	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	25	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	26	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	27	2-26-25	issued for review	
Scale	as noted	Sheet	A10f	Drawn by	detail floor plans - apartment lobbies	28	2-26-25	issued for review	
Date	Feb. 2024	Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	29	2-26-25	issued for review	
Drawn by		Project No.	21-2138	Project Title	proposed development parcels 6 & 7 - Heritage Lands Richmond B.C.	30	2-26-25	issued for review	

parcels 6 & 7 - proposed residential - commercial development
Richmond B.C.

ADP submission
Feb. 26, 2024
revised to 2025/02/24



Rev.	Date	Description
06	4-12-24	RE-SSQD_FDR_JP
05	10-27-23	based for D.P.
04	4-05-23	based for naming
03	2-22-23	general revisions/updates
02	3-25-22	revised for naming
01	2-25-22	based for naming

Scale:	as noted	Sheet:	A11a
Date:	February 2022	of	
Revision:	Project No.	Drawing Title:	amenity building - plans & section
	201-0000 local street	Project Title:	proposed development
	201-0000 local street		parcels 6 & 7 - Hamilton Lands
	201-0000 local street		Richmond B.C.

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands Richmond B.C.

ADP submission
Feb. 26 2024
revised to April 12 2024



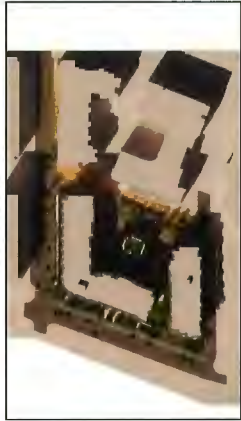
21 JUN 0900



21 JUN 1200



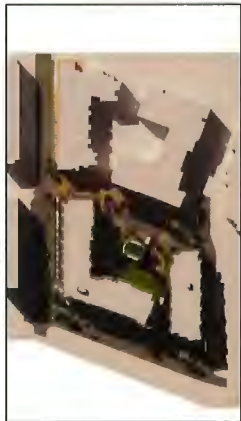
21 JUN 1500



21 MAR 0900



21 MAR 1200



21 MAR 1500



21 DEC 0900



21 DEC 1200



21 DEC 1500

shadow casts

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands
Richmond B.C.

ADP submission
Feb. 26, 2024

Issue	As noted	Sheet	of	Project Title	shadow casts	01	2-26-24	Issued for ADP
Date	March 2024			Project Site	proposed development	02	11-27-23	Issued for DR
Revision	Project Inc.	A13		Project Name	parcels 6 & 7 - Hamilton Lands Richmond B.C.	03	4-15-23	Issued for meeting
04	21-2138			Client		04	4-06-23	Issued for review
				Prepared by		05		
				Checked by		06		
				Drawn by		07		
				Scale		08		
				Author		09		
				Client		10		
				Project		11		
				Revision		12		
				Project		13		
				Revision		14		
				Project		15		
				Revision		16		
				Project		17		
				Revision		18		
				Project		19		
				Revision		20		
				Project		21		
				Revision		22		
				Project		23		
				Revision		24		
				Project		25		
				Revision		26		
				Project		27		
				Revision		28		
				Project		29		
				Revision		30		
				Project		31		
				Revision		32		
				Project		33		
				Revision		34		
				Project		35		
				Revision		36		
				Project		37		
				Revision		38		
				Project		39		
				Revision		40		
				Project		41		
				Revision		42		
				Project		43		
				Revision		44		
				Project		45		
				Revision		46		
				Project		47		
				Revision		48		
				Project		49		
				Revision		50		
				Project		51		
				Revision		52		
				Project		53		
				Revision		54		
				Project		55		
				Revision		56		
				Project		57		
				Revision		58		
				Project		59		
				Revision		60		
				Project		61		
				Revision		62		
				Project		63		
				Revision		64		
				Project		65		
				Revision		66		
				Project		67		
				Revision		68		
				Project		69		
				Revision		70		
				Project		71		
				Revision		72		
				Project		73		
				Revision		74		
				Project		75		
				Revision		76		
				Project		77		
				Revision		78		
				Project		79		
				Revision		80		
				Project		81		
				Revision		82		
				Project		83		
				Revision		84		
				Project		85		
				Revision		86		
				Project		87		
				Revision		88		
				Project		89		
				Revision		90		
				Project		91		
				Revision		92		
				Project		93		
				Revision		94		
				Project		95		
				Revision		96		
				Project		97		
				Revision		98		
				Project		99		
				Revision		100		

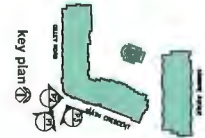
Ionic Architecture Inc.
architects a.i.b.c.
301-4601 Island Drive Unit 1700 Richmond B.C. V6V 1A8
Tel: (778) 871-0818 Fax: (778) 871-0818
aib@ionic-architecture.com



building A - Smith Crescent entrance



building A viewed from Gilley Road / High Street / Smith Avenue intersection



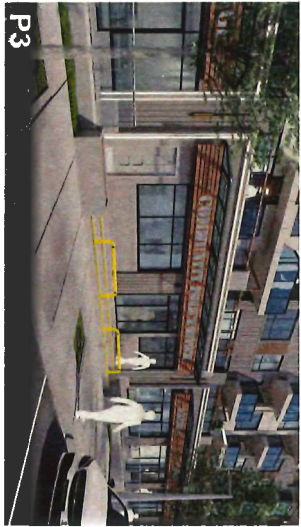
parcels 6 & 7 - proposed residential - commercial development
 Hamilton Lands
 Richmond B.C.

ADP Administration
 Feb. 26, 2024
 revised to May 6, 2024

14a

Rev.	Date	Description
01	4-03-21	revised per ADP comments
02	2-20-21	revised for IP
03	01-23-23	based for IP
04	8-20-23	based for refile

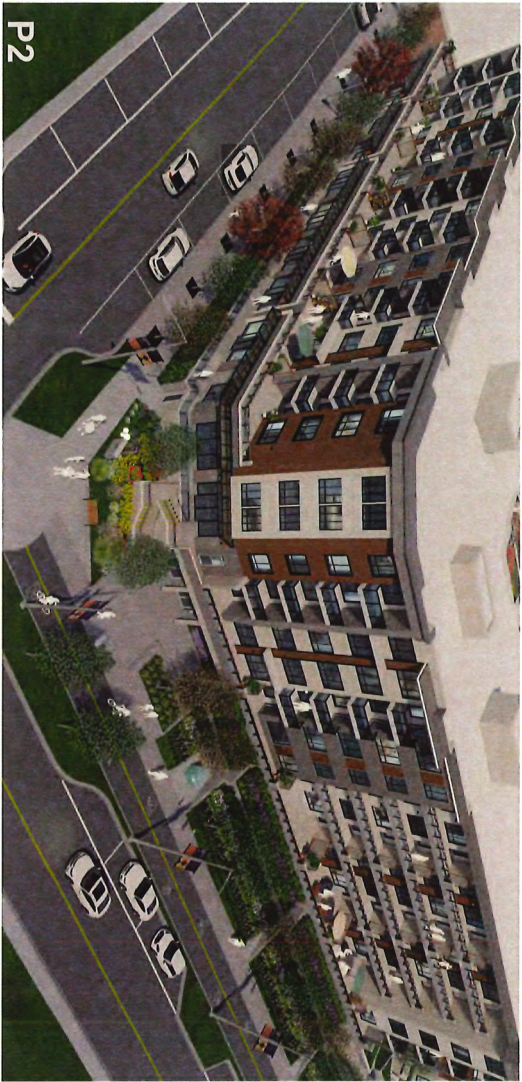
Name: As Noted Date: AUGUST 2023 Author: PRINCE inc.	Sheet: 14a of: 14a	Drawing Title: perspective views - building A Project Title: PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands RICHMOND BC	tonic Architecture inc. architects o.i.b.c. 204-5800 Wood Street Burnaby BC V5C 2H8 Tel: (778) 847-0818 www.tonicarchitects.com
--	-----------------------	---	---



P3
CPO detail view



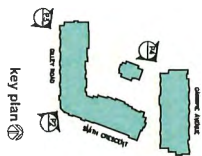
P4
building B - entrance



P2
building A - south-east corner view

parcels 6 & 7 - proposed residential - commercial development
Hamilton Lands

Richmond B.C.

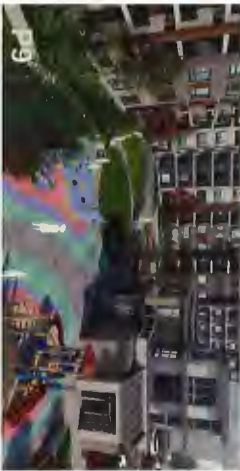
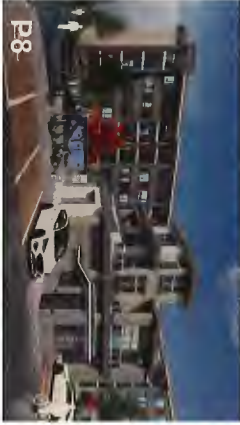
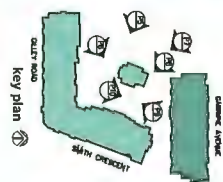
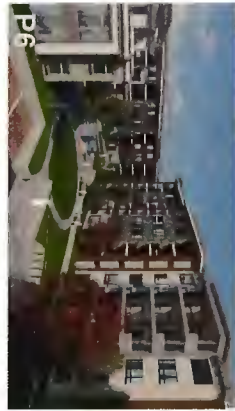


key plan

ADP # 2023-001-0000
revised to May 5, 2024

14b

Drawn	As Noted	Sheet	of	Drawing Title	perspective views	Client	4-02-24	revised per ADP comments
Date	AUGUST 2023			Project Name	PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands RICHMOND BC	Architects	2-20-24	released for ADP
Author	PROJECT No.	14b		Client	201-8002-1486 BARRY B.C. 7880 SILEX	City	11-23-23	issued for ADP
				Architects	IONIC ARCHITECTURE INC. architects o.i.b.c.	City	8-30-23	issued for review
				Address	201-8002-1486 BARRY B.C. 7880 SILEX	City		Description



amenity building & bidg. A

amenity building & outdoor amenity

courtyard view from building B entry

parcels 6 & 7 - proposed residential - commercial development

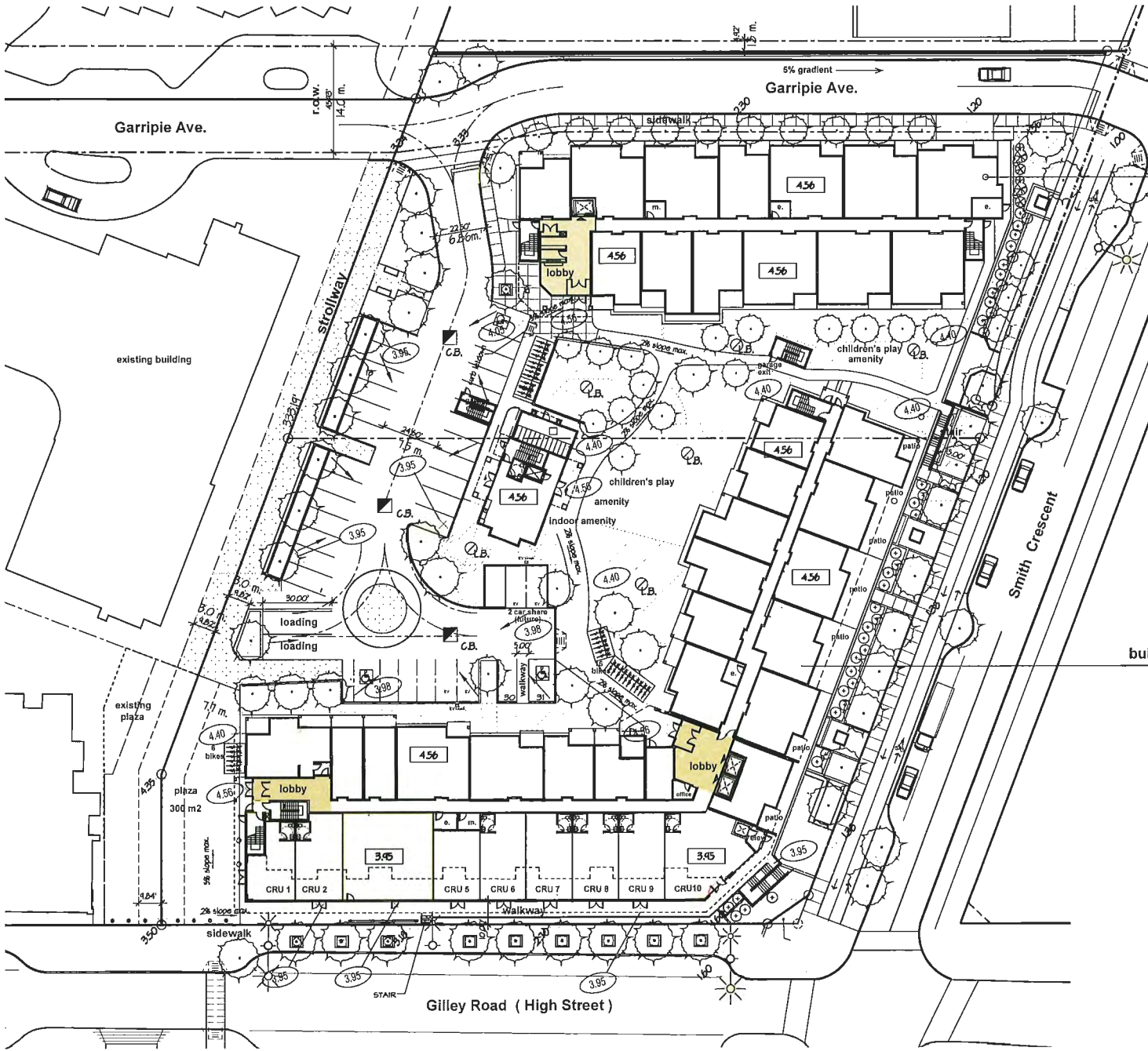
Hamilton Lands

Richmond B.C.

ADP Registration
14C
revised to May 9, 2024

Date	As Issued	Sheet of	Drawing Title	Project Name	Client	Author	Check	Approved	Description
04	21-2135	14c	perspective views	PROPOSED DEVELOPMENT parcels 6 & 7 - Hamilton Lands RICHMOND BC	IONIC ARCHITECTURE INC.	eric@ionic-architects.com	eric@ionic-architects.com	eric@ionic-architects.com	revised per ADP comments
03	21-2135								issued for ADP
02	21-2135								issued for ADP
01	21-2135								issued for review

ionic Architecture inc.
architects a.i.b.c.
307-3022 Island Street
Surrey B.C. V3R 2J6
Tel: (779) 847-2015
Fax: (779) 847-0216
www.ionic-architects.com



building B ground floor :

GRADING KEY :

(ELEVATIONS IN METRES)

- EXISTING GRADE
- EX. GRADE (Interpolated)
- PROPOSED GRADE
- FINISH FLOOR ELEVATION
- SURFACE DRAINAGE
- L.B. LAWN BASIN
- C.B. CATCH BASIN
- 3" SLAB DRAIN BELOW ROAD FINISHED
- P.D. PLANTER DRAIN

REFER TO CIVIL ENG. DRAWINGS FOR FINAL GRADING

building A ground floor :

SITE GRADING - ACCESSIBILITY STRATEGY

Scale 1"=20'



Sheet	S-2	Drawing Title	SITE GRADING
Date	February 2022	Project Title	proposed development parcels 6 & 7 - Hamilton Lands Richmond B.C.
Revision	21-2138	Scale	1"=20'
Drawn by		Checked by	
Reviewed by		Approved by	
Client		Project No.	
Contract No.		Project Name	
Project Location		Project Description	
Project Status		Project Manager	
Project Contact		Project Phone	
Project Email		Project Fax	
Project Website		Project URL	
Project Address		Project City	
Project State		Project Country	
Project Zip		Project Date	
Project Version		Project Author	
Project Reviser		Project Date	
Project Date		Project Description	

Ionic Architecture inc.
 architects a.i.b.c.
 200-6000 Island Street, Suite 300
 Surrey B.C. V3R 5S9
 Tel: (778) 871-5818
 Fax: (778) 871-5819
 Email: info@ionic-arch.com

ADP submission
 Feb. 28, 2024
 revised to April 17, 2024

S2

© Copyright reserved. This drawing and design is the property of P.M.G. Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 8th Street Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

REEL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23.MAR.23	CONCEPT	JR
2	23.FEB.23	CONCEPT	JR
3	23.APR.23	NEW SITE PLAN COMMENTS	JR
4	23.FEB.23	BRAND CORP	JR
5	23.APR.23	NEW SITE PLAN COMMENTS	JR
6	23.APR.23	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

CORNERSTONE

23001, 23324, 23361, 23381
GILLEY RD & 4631, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23.MAR.23 DRAWING NUMBER:

SCALE: 1"=20' 0"

DRAWN: JR

DESIGN: JR

CHKD: BA

OF 7

P.M.G. PROJECT NUMBER: 23-053

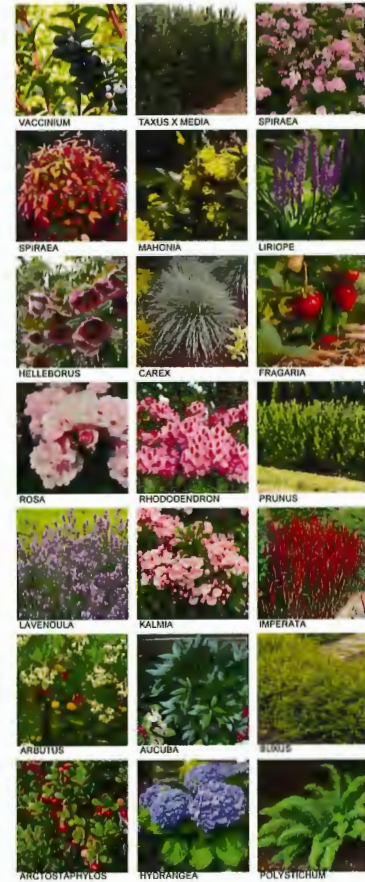
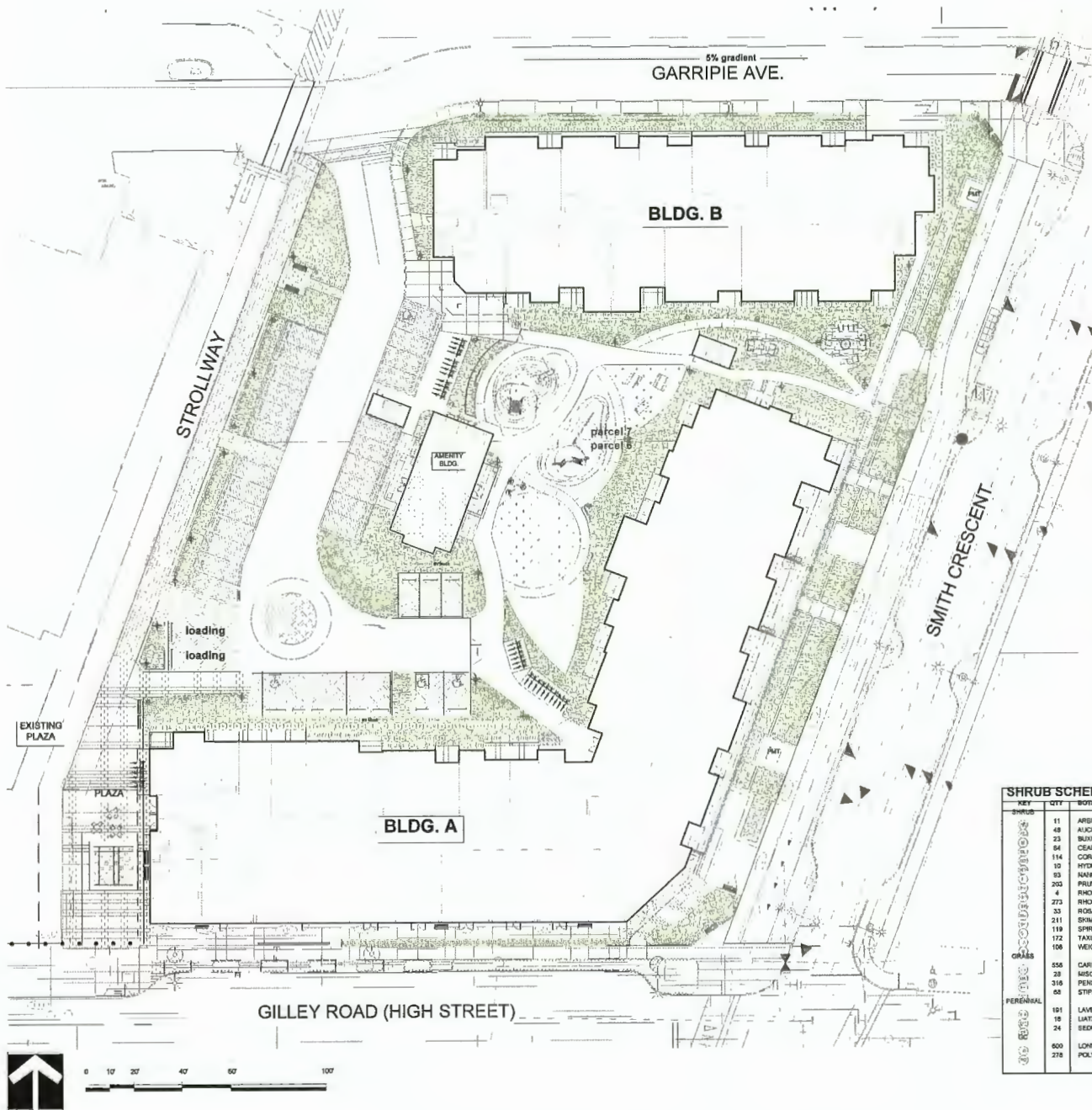


KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	4	ACER FRONTOIDUM	WINE MAPLE	2500 HT. BAB	3 STEEL CULDEP
2	4	ACER GRISEBAM	PAPERBARK MAPLE	800 CAL. 1.8M STD. BAB	800 CAL. BAB
3	3	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORSEBEAM	DAWYCK GOLD BEECH	800 CAL. BAB
4	12	FAGUS SYLVATICA 'DAWYCK GOLD'	AUTUMN OAK 1.8M TREE	800 CAL. 2M STD. BAB	800 CAL. BAB
5	3	GLEDTISIA T. 'HERMIS 'WAPERAL'	IMPERIAL HONEY LOCUST	1.8M STD. BAB	3M HT. BAB
6	30	PICEA CHMORICA 'SIBIRUS'	BRUSH SERRAN SPRUCE	3M HT. BAB	3M HT. BAB
7	4	PIEDICOTISIA HEDERIFOLIA	DOUGLAS FIR	3M HT. BAB	3M HT. BAB
8	4	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	800 CAL. 1.5M STD. BAB	800 CAL. 1.5M STD. BAB
9	4	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	800 CAL. 1.8M STD. BAB	800 CAL. 1.8M STD. BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEDIA/SUBSTRATE AND OTHER PLANTING REQUIREMENTS. * SEARCH AND REVIEW SAME PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER BURNABY AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * IDENTIFICATION OF COPIES OF MATERIAL OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

DECIDUOUS TREES: 47
CONIFEROUS TREES: 42





© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Gill Creek Drive
Burnaby, British Columbia, V5C 6S9
p: 604 294-0011 ; f: 604 294-0022

SCALE:

1" = 20'-0"

NO. DATE REVISION DESCRIPTION DR.

CIENT:

SHRUB SCHEDULE			PMG PROJECT NUMBER: 23-145	
KEY	QTY	BOTANICAL NAME	COMMON NAME	
PERENNIAL	11	ARBUS UTENS COMPACTA	COMPACT STRAWBERRY BUSH	
	48	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	
	23	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLELEAF BUX	
	64	CEANOTHUS 'HYBRIDUS VICTORIA'	CALLIFORNIA LEUC	
	114	CORUS SERICEA	REDTIG DOGWOOD	
	10	HYDRANGEA QUERCIFOLIA	DAKLEAF HYDRANGEA	
	63	NADEIRA DOMESTICA 'MOONBIM'	DWARF HEAVENLY BAMBOO	
	203	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	
	4	RHODOENDRON 'ANNA KRUSCHKE'	RHODOENDRON, BLUE	
	273	RHODOENDRON 'P. JAY'	RHODOENDRON LIGHT PURPLE, E. MAY	
GRASS	33	ROSA MEDLAND 'RED'	MEDLAND ROSE, RED	
	211	SPIDERA JAPONICA (80% MALE)	JAPANESE SPIDERA	
	119	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	
	172	TAXUS X MEDIA 'HELIX'	HILL YEW	
	106	VEGELA FLORIDA 'PURPUREA'	PURPLE VEGELA	
	GRASS	556	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE
		28	MISCANTHUS SINENSIS 'YAKU JAKU'	YAKU JAKU GRASS
		316	PERNISETUM ALBOPECUROSIDES 'WAWELU'	OWEIF FOURTAIN GRASS
		68	STIPA TEXUSSIMA	MEXICAN FEATHER GRASS
	PERENNIAL	191	LAVENULA ANGIUSTIFOLIA 'MUNSTEAT'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE
19		LATRIS SPICATA 'FLORISTAN VIOLET'	BLAZING STAR, PURPLE	
24		SEKIM 'AUTUMN JOY'	STONECROP	
600		LONICERA PILEATA	PRIVET HONEYSUCKLE	
276	POLYSTICHUM MUNITUM	WESTERN SWORD FERN		

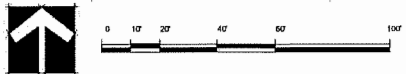
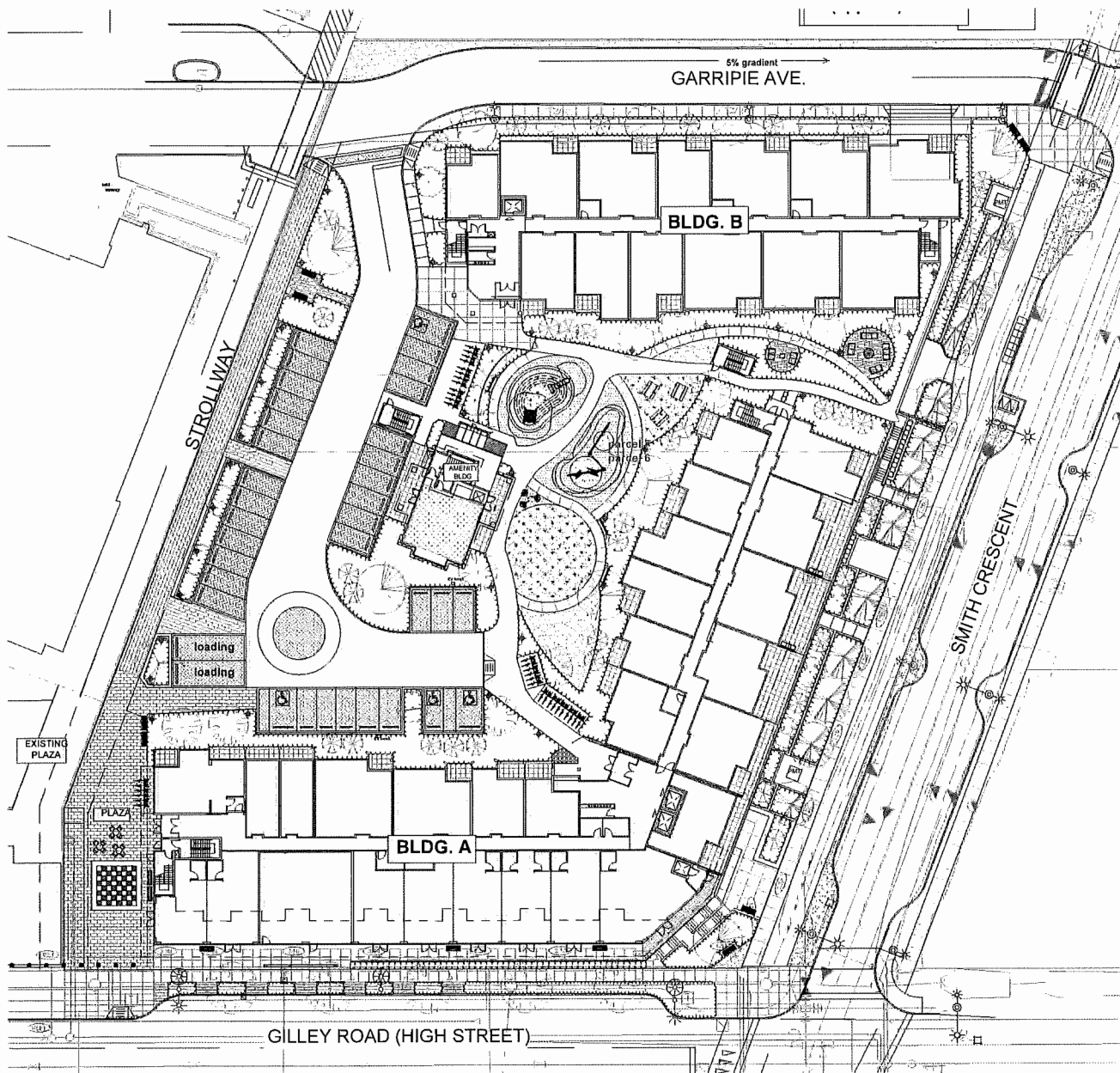
PROJECT:
CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4691, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

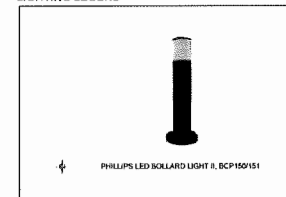
DRAWING TITLE:
SHRUB PLAN

DATE: 23.MAR.28 DRAWING NUMBER:
SCALE: 1"=20'-0"
DRAWN: JA **L2**
DESIGN: JA
CHCKD: BA OF 7

23013-4-27 PMG PROJECT NUMBER: 23-053



LIGHTING LEGEND



Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creeks Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604 294-0011 ; f: 604 294-0022

SEAL:

1	23.02.18	FOUNDATIONS	IR
2	23.02.18	CONCRETE	IR
3	23.02.18	NEW SITE PLAN / CONCRETE	IR
4	23.02.18	REVISION FOR EP	IR
5	23.02.18	NEW SITE PLAN / CONCRETE	IR
NO	DATE	REVISION DESCRIPTION	DR

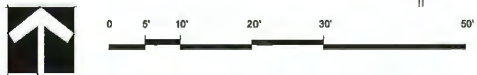
CLIENT:

PROJECT:
CORNERSTONE
 23301, 23321, 23361, 23381
 GILLEY RD & 4691, 4671 AND 4651
 SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 23 MAR 28 DRAWING NUMBER:
 SCALE: 1"=20'-0"
 DRAWN: IR
 DESIGN: IR
 CHKD: BA OF 7

23053-62P PMG PROJECT NUMBER: 23-053



RATANA PARK LANE SOFA, LOVESEAT & END TABLE
 TENDERTUFF PICNIC TABLE (#141694) & BACKED BENCH (#141683)
 SOLUS 30\"/>



LANDSCAPE STRUCTURES PLAY EQUIPMENTS:
 FOX DEN HANGOUTS (#307431), BALANCE BEAM (#307435), FOCAL SENSORY WALL (#307430), SLIDEWINDER2 (#124853), HILL NET CLIMBER (#CP006885), FLOWER ACCENT TOPPER (#212256)



LANDSCAPE STRUCTURES PLAY EQUIPMENTS:
 FOX DEN HANGOUTS (#307431), BALANCE BEAM (#307435), FOCAL SENSORY WALL (#307430), SLIDEWINDER2 (#124853), HILL NET CLIMBER (#CP006885), FLOWER ACCENT TOPPER (#212256)

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Gill Creek Drive
 Burnaby, British Columbia, V5C 0G9
 p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	CHK.
1	24.APR.24	COMMENTS	JL
2	24.APR.24	COMMENTS	JL
3	24.APR.24	NEW SITE PLAN / COMMENTS	JL
4	24.APR.24	ISSUES FOR BP	JL
5	24.APR.24	NEW SITE PLAN / COMMENTS	JL

CLIENT:

PROJECT:
CORNERSTONE
 23301, 23321, 23361, 23381
 GILLEY RD @ 4651, 4671 AND 4651
 SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:
AMENITY ENLARGEMENT

DATE: 23.APR.24 DRAWING NUMBER:
 SCALE: 1/8"=1'-0"
 DRAWN: JL **L5**
 DESIGN: JL
 CHCK: BA OF 7

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C1100 - 4185 8th Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2023.03.11	CONCEPTS	JA
2	2023.03.11	CONCEPTS	JA
3	2023.03.11	NEW SITE PLAN / CONCEPTS	JA
4	2023.03.11	CONCEPTS	JA
5	2023.03.11	CONCEPTS	JA

CLIENT:

PROJECT:

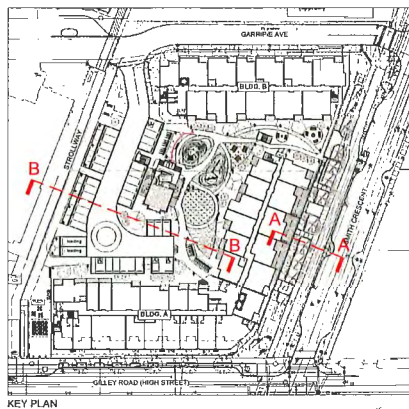
CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4631, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SECTIONS

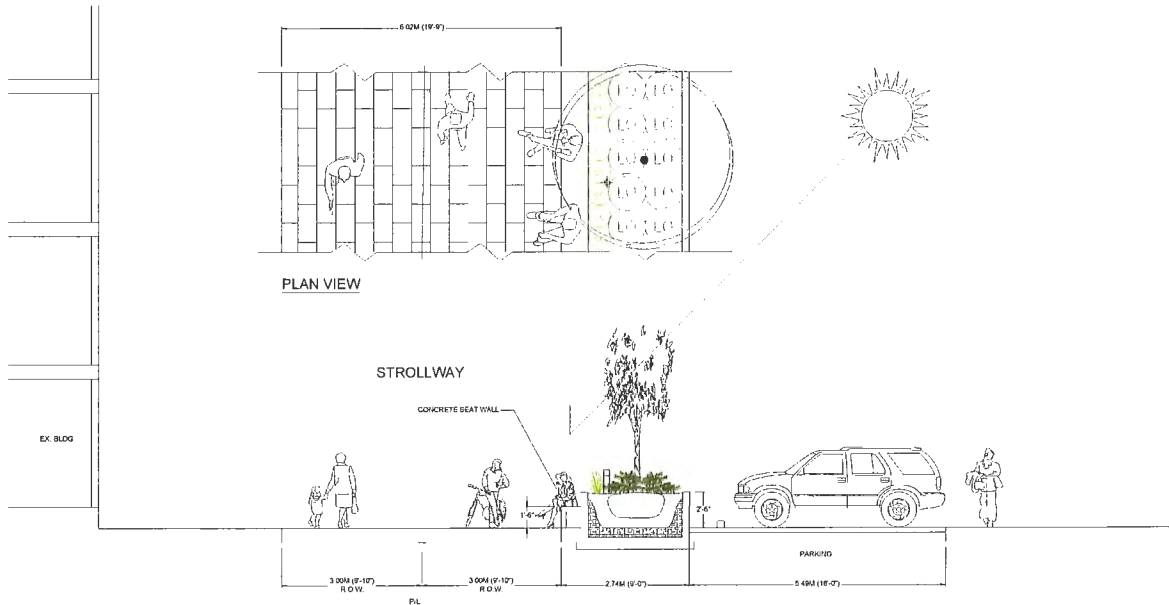
DATE: 23 MAR 23 DRAWING NUMBER:
SCALE: AS NOTED **L6**
DRAWN: JA
DESIGN: JR
CHKD: SA OF 7



KEY PLAN

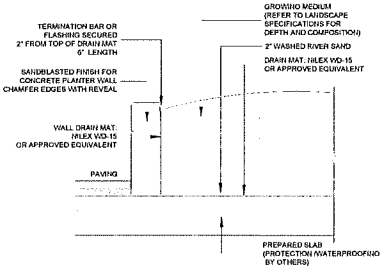


SECTION A - A (NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK AND PATIO ELEVATIONS)
SCALE = 1/4" = 1'-0"

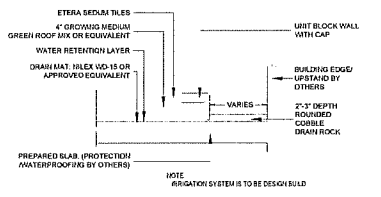


SECTION B - B
SCALE = 1/4" = 1'-0"

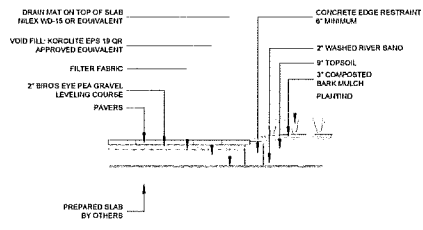
SCALE:



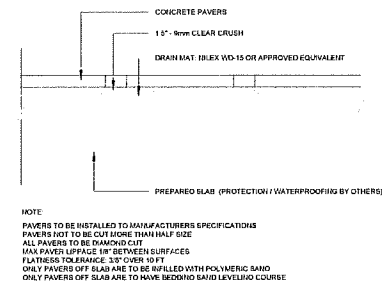
1 PLANTER WALL
1/2" = 1'-0"



2 GREEN ROOF EDGE
1/2" = 1'-0"

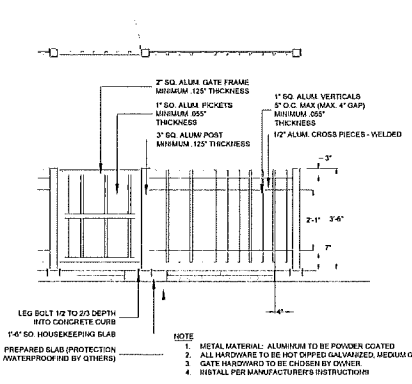


3 PAVER EDGING
SCALE: 1/2" = 1'-0"

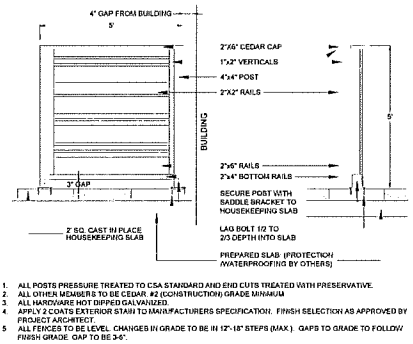


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVES OFFICE 18" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/32" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE SECOND SAND LEVELING COURSE

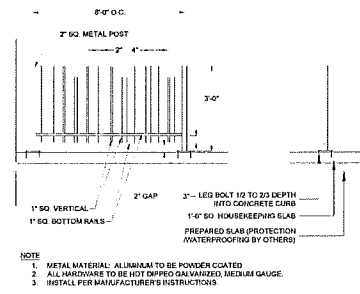
4 PAVERS
1" = 1'-0"



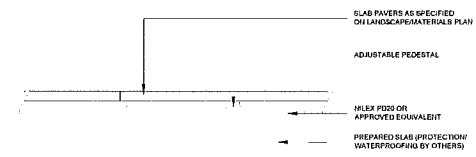
5 ALUMINUM PICKET FENCE
1/2" = 1'-0"



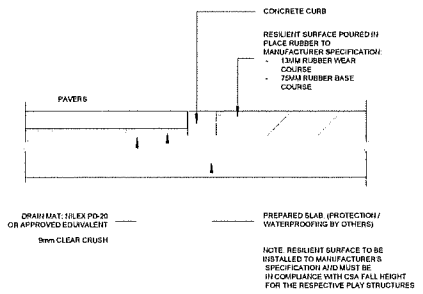
6 PATIO SCREEN
1/2" = 1'-0"



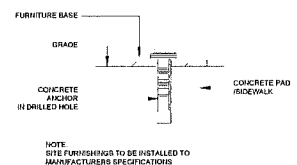
7 ALUMINUM PICKET FENCE AT PLAY AREA
1/2" = 1'-0"



8 HYDRAPRESSED SLABS OVER PEDESTALS
1" = 1'-0"



9 POURED IN PLACE RUBBER PLAY SURFACE EDGE
1" = 1'-0"



10 SITE FURNITURE MOUNTING
1/12" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	21/05/18	CONTRACTS	JR
4	21/05/15	CONTRACTS	JR
3	21/05/10	NEW ITEM PLAN/CONTRACTS	JR
2	21/05/10	SHED FOR BP	JR
1	21/05/10	NEW ITEM PLAN/CONTRACTS	JR

NO. DATE REVISION DESCRIPTION DR.

CURT:

PROJECT:

CORNERSTONE

23301, 23321, 23361, 23381
GILLEY RD & 4631, 4671 AND 4651
SMITH CRESCENT, RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 23/MAR/23 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: JR

DESIGN: JR

CHKD: BA

L7

OF 7