



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: May 13, 2013

From: Wayne Craig
Director of Development

File: DP 12-626615

Re: Application by Robert Ciccozzi Architecture Inc. for a Development Permit at
7680 and 7720 Alderbridge Way

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mixed-use development that includes 237 residential units and 457 m² (4915 sq. ft.) of commercial space at 7680 and 7720 Alderbridge Way; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required commercial parking aisle width from 7.5 m to 6.7 m.


Wayne Craig
Director of Development

MM:kt

Att.

Staff Report

Origin

Robert Ciccozzi Architecture Inc. has applied to the City of Richmond for permission to develop 237 residential units distributed in three (3) multi-story residential buildings ranging from seven (7) to 11 stories, 457 m² (4915 sq. ft.) of commercial space and two-level parkade and podium enclosed by townhouses, located at 7680 and 7720 Alderbridge Way.

Currently, this 0.99 ha (2.45 acre) development site, now occupied by the Grimms Fine Foods plant, is composed of two (2) lots bounded by Lansdowne Road, Alderbridge Way and Cedarbridge Way.

The site is being rezoned from "Industrial Retail (IR1)" to "Residential/Limited Commercial (RCL2)" for this project under Bylaw 8946 (RZ 11-593705).

There is also a Servicing Agreement (SA 13-630300) for water, sanitary and storm and street frontage works within these road allowances and the Lansdowne Linear Park (as discussed below) that needs to be entered into and secured before adoption of the zoning amendment bylaw.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Across Alderbridge Way, there is a mix of older warehouses and light industrial uses. Most recently, a rezoning application by Onni Construction Ltd. at 7731 and 7771 Alderbridge Way (RZ 11-585209) has been approved to rezone that site to "High Density Low Rise Apartments (RAH2)" to allow for the construction of four (4) six-storey, wood-frame buildings containing 659 dwellings.

To the West: Also across Alderbridge Way, as it curves northeast, the former "V-Tech" light industrial building is located on a site that is now zoned "Industrial Retail (IR1)."

To the East: Across Cedarbridge Way, there are light industrial, office and retail uses on sites now zoned "Industrial Retail (IR1)" with one (1) site which is under a rezoning application for a 160-unit development at 5600 Cedarbridge Way (RZ 12-620370).

To the South: Across the narrow, half-width section of Lansdowne Road there is a site with car storage, light industrial, office and retail uses which is now zoned "Industrial Retail (IR1)."

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on November 19, 2012. At the Public Hearing, one (1) letter was received from a local resident that expressed concerns about view loss and traffic as well as with noise during the constructions phase. In this regards, the City requires traffic management plans and site preparation plans to address site excavation and to be provided by developers at the time of building permit. The City Centre Transportation Plan and the upcoming Translink City Centre Transit Plan are designed to address road and transit improvements related to the growth of the City Centre.

During the rezoning process, staff identified the following design issues which have been resolved at the Development Permit stage:

- Improving the green wall and water features on the Lansdowne elevation of the building to better integrate these features into the overall building form and into the adjacent planned Lansdowne Linear Park.
- Increasing spacing between the front patios of the townhouse units and adjacent sidewalk within the planned Lansdowne Linear Park.
- Changing the building articulation of the north-west elevation of Building A to improve privacy and increase light penetration to the affordable housing units within this building.
- Refining the balcony railings, concrete overhangs and ledges on the upper floors of each of the three (3) buildings above the podium level.
- Including additional architectural elements that visually associate the amenity building to the green wall and waterfall on the south side of the podium, including a trellis with climbing plants and additional windows.
- Increasing the size and improving form of the canopies for each of the building lobbies facing the streets.
- Making refinements to the podium landscape by adjusting the relationships of the pool and amenity building with the adjacent buildings, landscaped areas, seating areas and the private patios.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and staff comments identified during the Development Permit review process. In addition, it complies with the intent of the "Mixed Use" designation of the City's Official Community Plan (OCP) and the "Urban Centre T5 (25 m)" designation within the City Centre Area Plan's (CCAP) "Lansdowne Village Specific Land Use" map.

Of note, the CCAP includes the proposed Lansdowne Linear Park extending from No. 3 Road to Elmbridge Way, running along the southern 10 m (33 ft.) of the proposed development site. The proposed development's edge condition along its south side has been designed to achieve a good relationship to the future Linear Park as discussed further below.

Although the proposed development exceeds the 25 m (82 ft.) height identified in the CCAP, the proposal meets the related CCAP policy. The CCAP states that buildings may exceed the 25 m (82 ft.) height identified for a site, provided that the form of development contributes towards a varied, attractive skyline, does not compromise privacy or sunlight to public area areas and provides improved views over what would otherwise be provided. Staff are supportive of the proposed heights for Buildings A and B because this facilitates the development to include buildings of varied heights, allowing the development to meet the 2.0 FAR density set out for the area in the CCAP. In addition, this condition contributes to the following development features:

- Increased common outdoor amenity space on larger podium garden that occupies 3,996 m² (approximately 1.0 acre) or 45% of the net development site; and
- Building heights of seven (7) to 11 storeys for Buildings A, B and C contributing to spacing between these buildings facing the Lansdowne Linear Park on the south side of development, and by providing breaks in the building masses facing the street frontages.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the required commercial parking aisle width from 7.5 m to 6.7 m.

Planning and Transportation staff support the proposed variance given the small parking 19-space lot needed for the limited commercial 4915 sq. ft. (457 m²) floor area, the short aisle sections subject to the variance and configuration of the aisles that provide for additional room for vehicles backing out.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the proposed development at their meeting on February 20, 2013 and was generally supportive of the proposed development design. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific ADP comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

Surrounding Development

The development's triangular site is bounded on the south side by a current narrow half-width section of Lansdowne Road, and respectively by the full-width (with two (2) travel and two(2) parking lanes) Alderbridge and Cedarbridge Ways to the west and east that each curve to form a point at the northern end of the site. Conditions of adjacency for the proposed development are discussed in relation to the current light-industrial buildings (with typical heights of one (1) to

two (2) stories) in the area and the future development of the area envisioned by the CCAP. The CCAP policies support the development of a compact, engaging and urban Lansdowne Village with typical building heights of 25 m. (82 ft.) or six (6) stories and densities of 2.0 FAR under the Urban Centre (T5) land-use designation.

Specifically, the proposed development addresses the conditions of adjacency as follows.

- The varied building heights and massing of the three (3) buildings ranging from seven (7) to 11 stories provide for improved views to the Fraser River overlooking the low-rise six (6) storey buildings such as Onni's Riva development located to the north of Alderbridge Way. Furthermore, the proposed development's varied building heights above six (6) stories provide for a variety of building massing in the area that combines well with the six (6) storey building forms with a comparable 2.0 FAR.
- The proposal also achieves a good relationship between the proposed development and the public streetscape and future residential buildings planned for the surrounding area. In particular, the street-oriented townhouses with front entries opening out onto the majority of the Alderbridge and Cedarbridge Way street frontages will establish the desired urban, pedestrian-oriented character of the streetscape.
- The location of the three (3) buildings at each corner anchors the development, yet reduces the overall mass of the proposed development and provides for potential view corridors for future adjacent developments.
- The proposed Buildings A and B, respectively at eight (8) and 11 stories are positioned so as to provide view corridors and good building separation from a proposed 14 storey tower located at across Cedarbridge Way, currently under rezoning application RZ 12-620370.

Lansdowne Linear Park:

The CCAP designates a 10m (33ft.) wide strip of land for a linear park within the development site that extends along the north side of Lansdowne Road from No. 3 Road to Elmbridge Way. The City is currently undertaking the Lansdowne Corridor Plan (LCP) which will include a general Concept and a more detailed Implementation Plan with a "kit of parts" for the Lansdowne Linear Park and adjacent streetscape. While the LCP had been planned to be completed in January 2013, it is now anticipated that the LCP will be completed and brought forward to Council for consideration later in 2013.

The subject development will include the creation of the first phase of the linear park, with an area of approximately 1,184 m² (11,989 ft²) that will be transferred by the applicant to the City at no cost as a condition of rezoning. Further discussion of the development's relationship to the Lansdowne Road and Park is included below.

Urban Design and Site Planning

This development includes with three (3) higher buildings (relatively low towers) located in such a way as to anchor each corner of the site that occupies a full triangular block. Specific urban design features include:

Three Towers Anchoring the Corners of the Site

- Buildings A and B follow the curved Alderbridge Way frontage and are located at the southwest corner and northern point of the triangular development. The buildings include eight (8) and 11 storey towers respectively, with lower six (6) storey wings extending towards each other along the Alderbridge Way frontage. These building wings are joined by a wide, elevated solid curved concrete trellis above the podium level to create a sense of connection.
- Building C, located at the southeast corner of the site at the intersection of Lansdowne Road and Cedarbridge Way, is a wider slightly curved, seven (7) storey building that frames the curved Cedarbridge Way.

Central Podium Parkade Enclosed by Street-Oriented Townhouses

- Two (2) storey street-oriented townhouses extend along the street frontages of the majority of the bottom of the three (3) buildings and the central podium that includes the two-level parkade. Each townhouse includes individual entry doors to the street and front patios that add rhythm and enhance street life on the curved Alderbridge and Cedarbridge Way sidewalks and Lansdowne Linear Park onto which they face. These townhouses are setback 3.5 m (11.5 ft.) from Cedarbridge Way, 4.0m (12.1 ft.) from the Linear Park and 4.33 m (14.2 ft.) from Alderbridge Way. The front patios facing Alderbridge and Cedarbridge Ways range from 1.0 m (3.33 ft.) to 1.2 m (4.0 ft.) above the sidewalk level in conformance to the CCAP and OCP DP guidelines.
- Entry lobbies for each of the three (3) taller buildings also front onto Alderbridge and Cedarbridge Ways, introducing desirable breaks in the development's street walls which are largely composed of the townhouse units.
- The (2) parkade entrances and enclosed loading areas are located on the Cedarbridge and Alderbridge Way frontages. The City's proposed sub-grade Minoru sanitary pump station is located within the Cedarbridge building setback adjacent to the first residential parkade entrance; the development's electricity transformer bank is located off of Alderbridge Way adjacent to the second parkade entrance for the residential and commercial parking areas. The respective locations of the pumps station and transformer bank adjacent to the parkade entrances and enclosed loading zones is preferable to being located in front of the street-oriented townhouses or commercial space.

Lansdowne Linear Park Frontage

The proposed development forms an important edge to the Lansdowne Linear Park.

City Parks and Planning staff have provided guidance on the character of the landscape and building elevations along the Lansdowne Linear Park.

In this regard, the applicant has focussed on three (3) distinct sections of the development's south frontage along the Linear Park. There are:

- *Retail Frontage (West)*: The 457 m² (4,915 sq. ft.) commercial space located at the southwest corner of the development includes extensive window walls and continuous canopies along its Lansdowne and Cedar frontages. The adjacent ground plain on-site and immediately adjacent in the proposed Linear Park is composed of decorative paving designed for a possible outdoor seating and formally-treated trees that will convey a more urban character.
- *Pedestrian Gathering Area and Water Feature (Centre)*: There is a widening of the Lansdowne Linear Park with the gap between Buildings A and C that creates a recessed section of the parking podium. This gap is enhanced with the inclusion of a pond and green wall, overlooked by the indoor amenity area located atop the podium. This gap between Buildings A and C forms a focal point on the development's south facade that is inset several metres from the adjacent commercial and residential sections of the development. This section of the development creates a quieter green environment with a large two (2) storey high green wall and a waterfall that enters the pond.

To increase the sense of a natural pond, the grade within the adjacent park has been gradually increased so that the adjacent gathering area within the park is located slightly above the pond. In summary, this gathering area also provides a buffer between the active street-oriented commercial space to the west and the residential townhouses to the east.

- *Residential Townhouses (East)*: Two-storey residential townhouses are located on the eastern one-third of the site up to the intersection of Lansdowne Road and Cedarbridge Way. These townhouses are setback 4.0m (13.1 ft.) from the linear park with front entries leading onto patios located above landscape retaining walls ranging from 0.60 m (2.0 ft.) to 1.0m (3.3 ft.) above a landscaped strip and adjacent sidewalk within the park.

Architectural Form and Character

The proposed building design incorporates some features of the "International Style" of architecture. Major architectural form and character elements are discussed below.

Towers with Rounded and Angular Forms

- Buildings A, B and C are provided with extensive wide, rounded concrete slab overhangs and balconies that give a strong horizontal building expression towards each of their street elevations. In addition, the three (3) building's walls have a light appearance with extensive window walls composed of clear glass and opaque blue glass spandrel panels.
- Buildings A and B also have angular wings with curtain walls composed of clear glass and "Maple Sugar" (mustard colour) metal spandrel panels respectively facing Lansdowne Road and Cedarbridge Way. The vertical shape of the windows and spandrel panels along with the smooth building facades increase the sense of verticality of these building components. The strength of the angular tower elements is in juxtaposition with the adjacent curvilinear building forms of the elevations facing outwards to the streets, contributing to an interesting articulation of the higher building's mass.

- The lower six (6) storey wings of Buildings A and B facing Alderbridge Way include green roofs with sedum ornamental grasses and ground covers as well as large private patios.

Interior-Facing Angular Facades of the Towers

- The three (3) main buildings each have angular facades facing inwards towards the landscaped podium with curtain walls composed of clear glass and “Maple Sugar” (mustard colour) metal spandrel panels with inset balconies with glass clad railings with horizontal mullions.

Street-Oriented Townhouse Units

- At street level, two-storey townhouse units surround the majority of the site perimeter as discussed above to help create an animated streetscape. The townhouses have a strong angular repeating form that contrasts to the lighter, rounded forms of each of the three (3) larger building forms. The concrete townhouses are also predominantly painted “Maple Sugar” with smooth-face ebony brick applied to sections of the townhouse forms that contributes to a finer grain of architectural expression at the pedestrian level.
- All townhouse units have their lower levels elevated by 1.2 m (4.0 ft.) to 1.5m (5.0 ft.) above the street, allowing stepped down terraces/patios for connecting outdoor space from 1.0 m (3.3 ft.) to 1.2m (4.0 ft.) above the street. Concrete and pisa stone landscape walls stepping up to these patios are setback 0.5m (1.66 ft.) from the back of the sidewalk. The glass railings end entry gates have also been provided with horizontal mullions for additional light and transparency.
- The townhouses provide layering of intermediate and semi-private spaces between the private (townhouse) and the public (street), with landscaping to soften the building edges fronting the sidewalks. In summary, the townhouses reflect and frame the curvilinear streets, helping to create the pedestrian-oriented environment envisioned for the area.

Landscape Design and Open Space Design

The landscape and open space components are outlined by geographic area as follows.

Lansdowne Linear Park – Southern Elevation of the Project

- A section of the 10m (33 ft.) wide Lansdowne Linear Park is included within the proposed development with pedestrian and cycle-oriented routes on the south side of the project, following the City’s conceptual design for the Linear Park.
- The proposed development fronts onto the section of the Lansdowne Linear Park that is intended to have a less urban and more residential environment than the sections of the park and street to the east and west of the development. Within this section of the Lansdowne

Corridor, the development includes three (3) distinctly-themed sections as discussed above and as follows: (1) To the east, an urban, hard-surfaced patio and trees facing the commercial space; (2) in the centre, a softer, greener environment focused on the enlarged pond with the waterfall and greenwall that rises out of pond; and (3) to the west, an urban residential character with townhouses facing a more natural Linear Park.

- A linear bioswale have been included along the western-most one-third of the Linear Park.

Podium Level Landscape

The podium level includes a wide range of passive and active common on-site outdoor recreation uses that relate well to the two-storey amenity building on the podium level which include:

- An outdoor pool surrounded by patio area with an adjacent hot tub.
- An outdoor patio seating area with an outdoor kitchen and BBQ located between the amenity building and the feature green wall and cascading waterfall that drop to street-level by the Lansdowne Linear Park.
- As far as active sports areas, there is a sport court that can be used for a variety of informal net sports and a two (2) to five (5) year old play area.
- More passive recreation areas include a Tai Chi lawn, community garden plots, a fire pit and outdoor seating areas.
- Extensive green roofs are specified for approximately half of the roof area of the lower six (6) storey wings of Buildings A and B and most of the roof of the seven (7) storey Building C.
- The podium-level units in each of the three (3) buildings are provided with large patios, substantially larger than the 18.5m (200 ft²) minimum area recommended within the Development Permit Area guidelines.

Crime Prevention Through Environmental Design (CPTED)

The project addresses a number of CPTED principles as follows:

- The project's street frontages include townhouse units that provide for casual surveillance over the adjacent public sidewalks.
- The commercial/restaurant space located at the southwest corner of the site provides for increased pedestrian activity along its frontage, and the amenity area overlooking the Lansdowne Linear Park, provides for more intense surveillance over the park than provided by the residential units.

- The outdoor amenity space on the podium will be visually open, well illuminated, and offer multiple egress options with secured ingress from the public street below.
- Within the parkade, all parking spaces will be well illuminated and overhead security gates will separate resident parking from visitor/commercial parking area.

Public Art

- The developer has offered to voluntarily provide \$159,223 to Richmond’s Public Art Program to facilitate the commissioning of public art.
- The proposed adjacent Lansdowne Linear Park includes the “Walk of Art” in the *City Centre Public Art Plan* where the City may commission works of public art.

Accessible Housing and Aging in Place

- The proposed development includes 14 Affordable Housing Units that are provided with the Basic Universal Housing features (detailed in the Development Permit plans) and that are designed to be easily renovated to accommodate a future resident in a wheelchair. These units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features Section 4.16 of Zoning Bylaw 8500, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed development’s 237 units also incorporate Aging-In-Place features to accommodate mobility constraints associated with aging, which include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Affordable Housing

Following the City’s Affordable Housing Policy, the development will be including 14 affordable housing (low-end market rental) to the satisfaction of the City. The affordable housing units will have a total combined habitable area of at least 5% of the residential floor area ratio (FAR) permitted which equates to 972 m² (10,465 ft²). The units are denoted on the Development Permit plans and summarized on the following table.

Location	1 Bedroom & Den	2 Bedroom	Total
Building A	4		4
Building B	4		4
Building C	4		4
Townhouses		2	2
Overall Total	12	2	14

On-Site Vehicle Parking and Loading

- The proposed project includes a total of 295 parking spaces with 252 resident spaces, 43 visitor spaces (which includes the 17 shared commercial parking spaces) with the permitted TDM parking reduction of 10% set out within Bylaw 8500 with the provision of TDM measures by the development. These include, providing:
 - 120V electric plug-ins for 20% of all parking stalls; and
 - 120V electric plug-ins for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for each compound).
 - An interim 2 m (6.6 ft.) wide asphalt walkway along the east side of Alderbridge Way, from Lansdowne Road to a lane just north of Elmbridge Way.
- There will be registration of a covenant on title ensuring that the shared residential visitor and commercial parking is not assigned to any specific residential unit / commercial unit nor be designated by the owner or operator for the exclusive use of employees, specific businesses, and/or others.
- There also will be registration of a restrictive covenant allowing only right-in/right-out turning from the driveway on Alderbridge Way.
- The proposed development has also accommodated the required two (2) SU9 (medium-sized trucks) off-street loading spaces within the parkade located below the podium.

Street Frontage Works & Servicing Highlights

Lansdowne Park and Road:

The applicant will be building the Lansdowne Linear Park under the Servicing Agreement and transferring it to the City as a freehold parcel under the Rezoning Conditions. This rezoning condition also stipulates that, while a landscape plan for the park will be required at the Development Permit stage, the final landscape plan may be completed under the Servicing Agreement to ensure that the park meets the final Lansdowne Corridor Plan. In this regard, the applicant has been required to provide a \$400,000 landscape security prior to rezoning adoption. City Parks and Transportation staff have been involved in the review of the Lansdowne Linear Park and adjacent street widening and frontage works and to ensure that the Development Permit meets the LCP's draft concept objectives and the Functional Road Plan requirements for the development.

The applicant will also dedicate land for widening of Lansdowne Road to accommodate the following (from south to north) to include: an eastbound travel lane, a left-turn lane/painted median, 6.45 m (21.5 ft.) wide westbound vehicle travel lanes and a minimum 2.0 (6.6 ft.) m wide sidewalk, 3 m wide two-way bicycle path adjacent to the proposed park.

Alderbridge Way:

The developer will design and complete road widening to accommodate the following: a 2.0 m (6.6 ft.) wide concrete sidewalk; a 1.65 m (5.5 ft.) wide landscaped boulevard and road widening

to accommodate two eastbound/northbound lanes and one left-turn/painted median lane with the remaining space to the for the westbound traffic lanes.

Cedarbridge Way:

The developer will design and complete road widening to accommodate the following: a 1.65 m (5.5 ft.) wide landscaped boulevard and a 2.0 m (6.6 ft.) wide concrete sidewalk.

Sustainability

The development has been designed to meet the Canadian Green Building Council LEED 2009 Silver criteria. In this regard, Econ-Integration has provided a LEED Scorecard confirming how the project meets LEED Silver criteria. The proposed project includes at least 56 points which is within the LEED Silver category of 50 to 59 points out of the maximum 110 points under the LEED Project Checklist attached to the Development Permit.

The CCAP requires two LEED criteria to be met, including *Heat Island Effect: Roof Credit* and *Storm Water Management: Treatment Credit* which have both been met.

Other LEED measures within the development include:

- Transportation features are proposed to encourage the use of alternate travel modes, including bike storage for residents, visitors, convenient on-site delivery/passenger loading in the parkade and Electric vehicle charging stations for 20% of the residential and commercial parking spaces.
- A large part of the development site includes green roofs and permeable, absorbing landscaping on the podium.
- The development's podium landscape is also designed to be able to provide for runoff directed to Lansdowne Linear Park's soft landscape (subject to finalization of the design of the park with the City under the Servicing Agreement).
- Water efficient landscaping with planting that is drought tolerant and includes many native species, reducing water use.
- Domestic water use reduction, including use of low flow fixtures will be specified to conserve water.
- Optimize energy performance with high-performance mechanical and cooling systems.
- Construction waste management, including diverting waste to recycling.
- Use of low-emitting interior finishing materials such as adhesives, sealants, paints and carpets.

A letter of assurance will be required prior to issuance of an occupancy permit confirming that the building has met the LEED Silver score.

District Energy Utility (DEU) Ready

As a rezoning condition, there will be registration of a restrictive covenant that ensures that no building permit will be permitted to be issued until the Developer enters into legal agreements to:

- Design and construct the buildings to facilitate a hook-up to a DEU system (e.g., hydronic water-based heating system); and
- Enter into a Service Provision Agreement and statutory right-of-way that will provide for DEU connection and associated access to the subject development when a DEU is complete.

Noise Management

The applicant has provided sealed letters by registered professionals qualified in acoustics and mechanical engineering respectively from Brown Strachan Associates and SRC Engineering Consultants Ltd. dated April 22, 2013. These letters confirm how the building design accommodates the measures needed to satisfy the "Aircraft Noise Management" standards set out in the OCP and the noise management covenant being registered as a rezoning consideration. As the site is situated in a transitional industrial area and may be subject to noises not typical of other residential neighbourhoods over the short term, a covenant is also being registered on title during the rezoning phase, in this regard.

Conclusions

The subject development is consistent with the OCP and CCAP Development Permit Area guidelines and land-use policies as well as the RCL2 zoning.

In particular, the proposed development's three (3) mid-rise building forms allows for a large podium landscape garden and varied building massing. Furthermore, the townhouses facing all three (3) adjacent streets will relate well to the adjacent public sidewalks, achieving the streetscape and character objectives for the subject development and future adjacent developments envisioned by the CCAP.

In addition, the unique form and character of the subject development the dedication and development of the first section of the 10 m (33 ft.) wide Lansdowne Linear Park and adjacent widening of Lansdowne Road are significant aspects to this project.

Overall, the proposed development will contribute to creating the desired character of Lansdowne Village and broader City Centre area. On this basis, staff supports issuance of the Development Permit for this development.



Mark McMullen
Senior Coordinator-Major Projects

MM: kt

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

- Receipt of a Letter-of-Credit for on-site landscaping in the amount of \$813,230 (based on estimates provided by the landscape architect including 15% contingency).
- The owner entering into a restrictive covenant to be registered on title that stipulates that the development is subject potential loss of views in any direction due to other developments that may be approved in the City Centre and requiring that the owner provide written regarding potential this potential loss of views.

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

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



DP 12-626615

Attachment 1

Address: 7680 and 7720 Alderbridge

Applicant: Robert Ciccozzi Architecture Inc. Owner: Amacon (Alderbridge) Development Corp.

Planning Area(s): City Centre – Lansdowne Village

Floor Area Gross: 19,905.6 m² Floor Area Net: 19,879.8 m²

	Existing	Proposed	
Site Area:	10,892 m ²	8,829.9 m ² net area 9,939.9 m ² including park for FAR calc. under Bylaw 8946	
Land Uses:	Industrial / Warehouse	Mixed-Use Commercial / Residential	
OCP / CCAP Designation:	Mixed-Use / Urban Centre T5 (25 m)	Mixed-Use / Urban Centre T5 (25 m)	
Zoning:	"Industrial Retail (IR1)"	"Residential/Limited Commercial (RCL2)"	
Number of Units:	None	237	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	2.0	2.0	none permitted
Lot Coverage:	Max. 90%	45.4%	none
Setback--Front Yard - Lansdowne:	Min. 3.0 m	3.0 m	none
Setback--Side Yard - Alderbridge:	Min. 3.0 m	4.33 m	none
Setback--Side Yard - Cedarbridge:	Min. 3.0 m	3.0 m	none
Height (m):	Max. 35 m	34.62 m	None
Lot Size:	2400 m ²	8829 m ²	none
Off-street Parking Spaces – Regular/Commercial:	241 spaces for 225 market residence; 11 spaces for 14 affordable units, and 43 visitor spaces with 19 shared commercial spaces with the 10%TDM reduction	241 spaces for 225 market residence; 11 spaces for 14 affordable units, and 43 visitor spaces with 19 shared commercial spaces with the 10%TDM reduction	Variance for commercial parking aisle from 7.5 m to 6.7 m
Off-street Parking Spaces – Accessible:	2% (6)	2% (6)	none
Total off-street Spaces:	295	295	none
Tandem Parking Spaces	50%	17.6% (52 spaces)	none
Amenity Space – Indoor:	Min. 474 m ²	474 m ²	none
Amenity Space – Outdoor:	Min. 2296 m ²	3,996 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, February 20, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

APPLICANT: Rob Ciccozzi Architects

PROPERTY LOCATION: 7720 Alderbridge Way

Applicant's Presentation

Architect Rob Ciccozzi, Principal, Robert Ciccozzi Architecture, Inc., and Mark van der Zalm, Principal, van der Zalm + Associates, Inc., presented the project on behalf of the applicant.

Remarks of the Chair

The Chair pointed out that in the preliminary presentation of the project last year, a significant discussion took place in the Panel regarding (a) the need for the City to come up with and present to the Panel a comprehensive plan for the Lansdowne Linear Park, (b) concern associated with development proceeding in advance of developed overall public realm design of adjacent space(s), and (c) the lack of involvement of outside consultants and the Advisory Design Panel in the design of the City's public realm compared to other cities in Metro Vancouver. He added that the Panel reiterates its previous request for more information and looks forward to the presentation of the comprehensive/overall plan for the Lansdowne Linear Park to the Panel and the overall public realm in general.

Panel Discussion

Comments from the Panel were as follows:

- The whole project works; appreciate the form and character and colour; footprint on top of the podium with three individual buildings is great; appreciate the subtleties of the curves.

We appreciate the positive comments.

- Appreciate the two (2) levels of parking inside which are completely hidden.

Noted.

- Applicant could have further developed the landscaping of midrise roofs for semi-shared and semi-private uses they are visible from the higher floors/units.

The following towers have been proposed with greenroofs as per drawing L-05 within the Landscape package:

Building A: 6th Floor only will contain an extensive greenroof and gravel maintenance paths. (Approx 83m2 softscape)

Building B - 6th Floor only will contain an extensive greenroof and gravel maintenance paths. (Approx 124m2 softscape)

Building C - 7th Floor will contain an extensive greenroof and gravel maintenance paths. (Approx 383m2 softscape)

Upper podium - Approximately 4000m2 of intensive green roof (hardscape).

- Would like to see more commercial shops; pushing the loading bay further in will create an opportunity for small shops to wrap around the loading bay area; will create a neighborhood feel in the development.

The suggestion is acknowledged however we note that the parking levels are currently designed to capacity (including a 10% TDM reduction in parking) and although we proposed alternate (off site) loading options, the City requires the on-site loading areas within the structure ; therefore expansion of the commercial area is not feasible.

- Would be nice to see efficient access between the bike lane/bike lockers coming out from the buildings.

An additional access door was added in the P1 level on the south façade (adjacent to the commercial area) with direct access to the Lansdowne frontage. This provides more convenient access to adjacent bike rooms from the bike lanes.

- Provision of 14 affordable units is not enough considering the size of the project.

The City requirement for affordable housing is 5% of market housing, which is met with the 14 Units provided.

- Ensure accessibility of the exercise and fitness area in the amenity building and the public congregation area on the podium; washrooms in these areas should include handicapped stalls.

The facilities in the Amenity building including washrooms, along with the outdoor amenity areas will be designed to meet the requirements for accessibility.

- Consider outward-opening doors/ pocket doors for powder rooms and ensuite washrooms in the residential units to facilitate the movements of the elderly and handicapped residents.
The affordable apartment units have been designed to the Richmond Adaptable Design Standards (Section 4.16) for accessible housing, with all required clearances to facilitate movement within the suites.
- Like the scheme and the height variation of the buildings.
We appreciate the positive comments.
- Relationship to the ground plane on the three (3) sides of the development is excellent.
We appreciate the positive comments.
- Response to the curvatures on the site is excellent.
We appreciate the positive comments.
- Buildings A and B have deep inside corners; however, they present opportunities for private landscaping.
All the corners contain private patios for each unit. The units facing the upper podium also contain private patios, separated by a raised block wall/planter. Please see L-02 for further details.
- Framing of the townhouses is a bit heavy; needs a finer grain treatment.
The robust detailing at the Townhouse entries was intentional to create a strong presence and identity at street level. We do note that finer detailing within the mass is achieved with a pattern of reveals within the concrete façade.
- Curious on the rationale for the bright colours on the corners which is not a usual corner treatment.
The rectilinear vertical elements at the corners were created to ground the overall design with their continuation to the ground plane and juxtaposition against the curved elements. The colour selected reinforces the contrast between the tower elements while identifying with the strong Townhouse entry feature; thus creating continuity at the pedestrian level.
- Very well resolved project; form and character and massing are great; ground plane works well.
We appreciate the positive comments.
- Consider further development on the ground plane along Cedarbridge Way to complement the work done on the Lansdowne Road and Alderbridge Way sides; blank wall at the loading bay and parkade access seems to be a forgotten piece.

- Applicant has responded well to all issues raised by the Panel in the previous presentation of the project.

We appreciate the positive comments.

- Project works well as a stand-alone project; however, more context information would help the Panel evaluate how the subject development will fit in and contribute to the diversity of the architectural character of this district.

We note the comment and will add context into a 3D massing sketch.

- Very interesting mix of curvilinear building forms with rectilinear forms on townhouses and inner tower elements; works very well.

We appreciate the positive comments.

- Overall, the scheme hangs together very well as a “whole block” development.

We appreciate the positive comments.

- Weakest piece of the project is the ribbon that connects the two (2) towers on Alderbridge Way at the podium level; further design development is needed to tie the two (2) towers together, e.g. trellis feature.

This element was further discussed after the close of the panel presentation. Rob Ciccozzi pointed out the strength of the ribbon connecting the two (2) towers was specifically proportioned to create ‘movement’ – and when viewed from below (as demonstrated in street level shots from the 3D model) it was agreed that the mass and scale of the ribbon was very appropriate when viewed as intended at pedestrian level.

- Amenity building changes are good improvements both for making this a special architectural treatment as well as improving the programming at the podium level that includes a mix of activities.

We appreciate the positive comments.

- Careful investigation done by the landscape architect on the project’s interface with the Linear Park is appreciated; would like to see the overall scheme/design of the Lansdowne Linear Park.

Lansdowne linear Park is to be designed is to be completed and built under the Servicing Agreement after the City of Richmond’s further review under the Lansdowne Corridor Process. The applicant will not be part of this work hereafter, apart from integrating both onsite and offsite hardscape and softscape.

- Well resolved project; upper level podium has a lot of programs but is cohesively put together.

We appreciate the positive comments.

- Urban agriculture area on the podium may lack sun exposure based on shadow analysis provided by the applicant.

Revised. Please see drawing L-04 with new planter box locations.

- Consider rolling up the landscape treatment on the podium level to better integrate the raised swimming pool.

Please refer to LS-02 for a cross section. The landscaping does roll up to the pool. (Please note the model did not show the full detail of the finished grades).

- Sport court is interesting but investigate if the materials (e.g. grass) around it will stand up to use and outdoor exposure.

Revised. The sport court will now be artificial turf up to the edge of the concrete path.

- Long term maintenance of planters up on the green wall would be challenging for the future strata management; consider other alternatives such as vines planted in a good soil volume at the bottom.

An irrigation system will be incorporated within each planter. Gravel/pebbles over filter fabric will be added to the top surface layer to suppress weed growth.

- Concur with comments regarding the concern on the maintenance of the green wall; consider/investigate other methods that are not design dependent; appreciate that the landscape architect is moving away from water intensive and more sustainable systems.

Proposed plants are Carex, which will require pruning once a year in Feb/March. Carex are particularly hardy. This is a low maintenance requirement. The strata would be responsible for the occasional maintenance to the planters.

- Landscaping on the podium is interesting and tied together well; however, look at the number of water features on the podium in view of the maintenance issues that might be encountered by the future strata.

Revised. Water feature within the asian garden has been deleted and water feature outside tower B has been deleted. The remaining water feature will require minimal maintenance. Please refer to www.aquascape.ca for further details on the low maintenance/energy requirements of these small water features.

- Applicant has responded well to the previous comments of the Panel during the preliminary presentation of the project.

We appreciate the positive comments.

- International style and curvilinear design of the towers is more eye-catching than the standard Richmond towers.

We appreciate the positive comments.

- Like the idea of carrying the eyebrow/ ribbon across the two (2) buildings facing Alderbridge Way; however, consider a different material or dimension on the street level or in the podium.

Revised. The 'eyebrow' element has been strengthened by creating a thickening at these locations.

- Agree with the comment that the corners are brighter instead of darker; however, they rise above and break up the roofline.

Refer to comments for rationale on colour choice on the corner elements. We also appreciate the positive comments.

- Nice change in the amenity roof; distinct roof of the amenity building can be seen from the street and the podium; like the move of the applicant to pull back the amenity building from the edge of the podium; lay-out of the club is well thought out.

We appreciate the positive comments.

- Landscaping is well developed; a lot of activities going on at the podium level; consider long term maintenance costs when management will be taken over by the future strata; look at the possibility of creating hard surfaces that do not require a lot of maintenance in lieu of some soft landscaping that may not be necessary.

Revised. Please refer to L0-4 following extensive revisions post ADP to provide additional lawn areas and planting areas. The asian garden, the courtyard and water feature outside tower two, two large landscape areas either side of the amenity area have been significantly revised to accommodate more softscape.

- Current design of the green wall requires a lot of maintenance; however, if the design will not work particularly during winter, it will still create interest due to the presence of certain elements, i.e. stainless steel cables, wall planters, and the water feature to the side; water feature should be designed with consideration that it may be turned off and drained.

Acknowledged.

Panel Decision

It was moved and seconded

That DP 12-626615 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



No. DP 12-626615

To the Holder: ROBERT CICOZZI ARCHITECTURE INC.
Property Address: 7680 AND 7720 ALDERBRIDGE WAY
Address: 2339 COLUMBIA ST SUITE 200
VANCOUVER BC V5Y 3Y3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the required commercial parking aisle width from 7.5 m to 6.7 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # DP 12-626615-1 to # DP 12-626615-58 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$813,230 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.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12-626615

To the Holder: ROBERT CICOZZI ARCHITECTURE INC.

Property Address: 7680 AND 7720 ALDERBRIDGE WAY

Address: 2339 COLUMBIA ST SUITE 200
VANCOUVER BC V5Y 3Y3

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

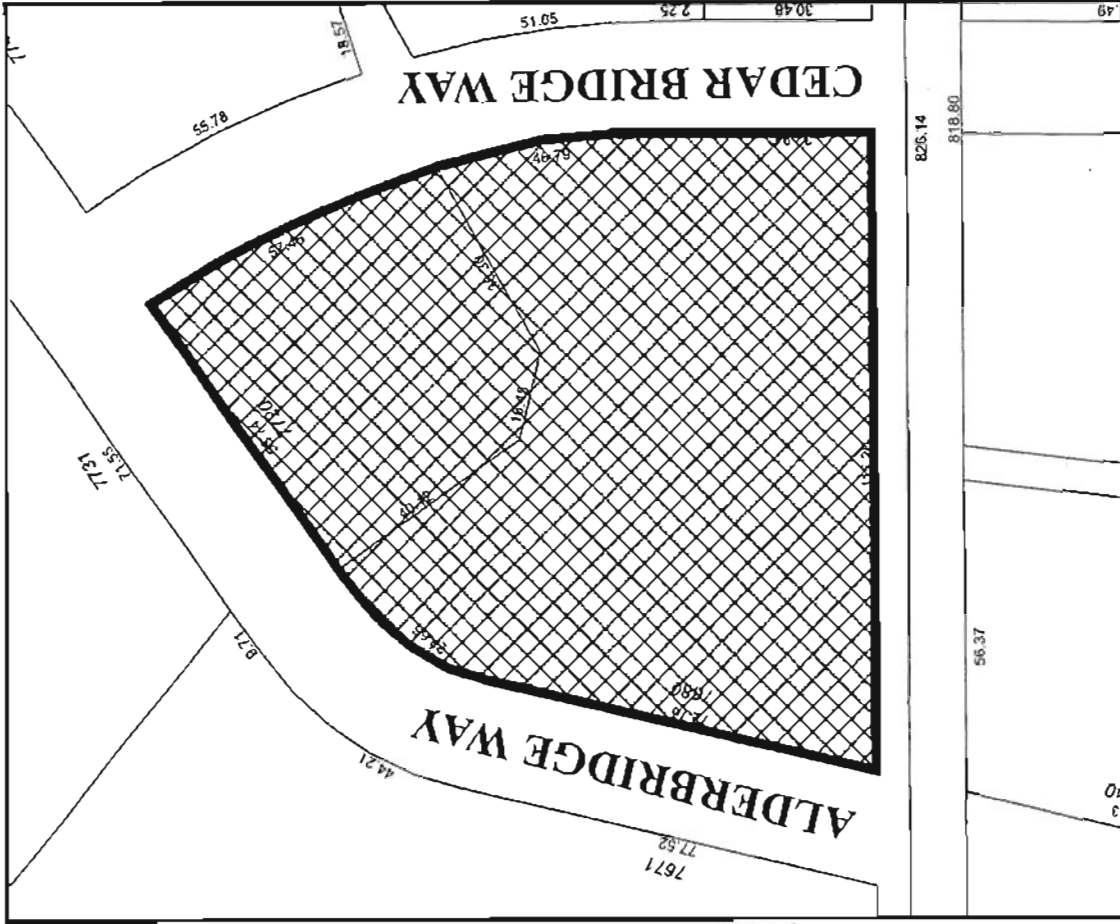
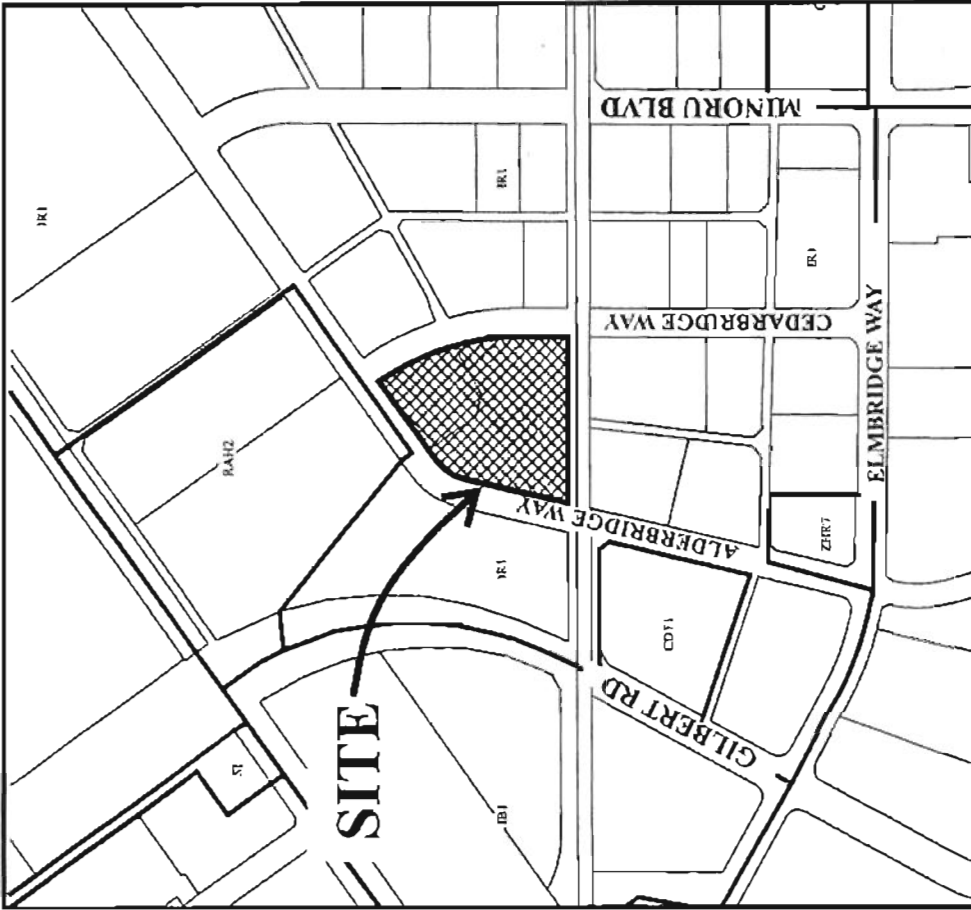
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 12-626615 SCHEDULE "A"

Original Date: 12/10/12

Revision Date: 04/19/13

Note: Dimensions are in METRES

ALDERBRIDGE / CEDARBRIDGE

7680 & 7720 ALDERBRIDGE WAY, RICHMOND, B.C., V6X 2A2

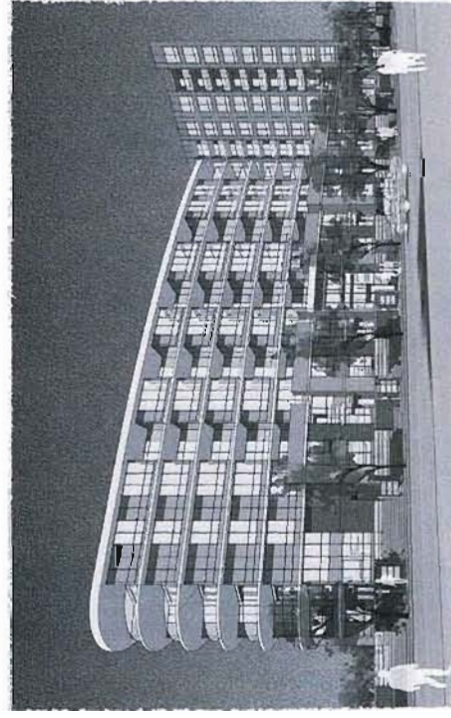
SUBMISSION FOR DEVELOPMENT PERMIT

28 APRIL 2013

PROPOSED RESIDENTIAL AND RETAIL MIXED USE

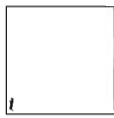
CONTRACT INFORMATION
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ARCHITECT ROBERT GOSWICK ARCHITECTURE 2000 AVENUE 101, VAN. B.C. CONTACT: ROBERT GOSWICK PHONE: (604) 271-4241
ENGINEER ALPHABET CONSULTANTS 2000 AVENUE 101, VAN. B.C. CONTACT: JEFFREY WILSON PHONE: (604) 271-4241
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MECHANICAL MECHANICAL 2000 AVENUE 101, VAN. B.C. CONTACT: JEFFREY WILSON PHONE: (604) 271-4241
ELECTRICAL ELECTRICAL 2000 AVENUE 101, VAN. B.C. CONTACT: JEFFREY WILSON PHONE: (604) 271-4241

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LANDSCAPE ARCHITECT LANDSCAPE ARCHITECT 1000 WEST 10TH AVENUE VANCOUVER, B.C. V6B 2W6 CONTACT: JEFFREY WILSON PHONE: (604) 271-4241



NO.	DATE	DESCRIPTION
1	2013.04.28	DEVELOPMENT PERMIT
2	2013.04.28	DEVELOPMENT PERMIT

NO.	DATE	DESCRIPTION
1	2013.04.28	DEVELOPMENT PERMIT
2	2013.04.28	DEVELOPMENT PERMIT



RCA
REGISTERED CIVIL ENGINEER
1107 - 2001 Columbia Street
Vancouver, B.C.
Phone: (604) 271-4241
Fax: (604) 271-4241

AMACON

ALDERBRIDGE / CEDARBRIDGE
RICHMOND B.C.

COVER SHEET

2 A0.00

NO.	DATE	DESCRIPTION	SCALE	DATE	REVISION #
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12626615-1

CONTRACTOR RESPONSIBILITY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE FIELD. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.

DATE	DESCRIPTION
10/15/2024	ISSUE FOR PERMITTING
08/15/2024	ISSUE FOR CONSTRUCTION

NO.	REVISION
1	ISSUE FOR PERMITTING
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR CONSTRUCTION
4	ISSUE FOR CONSTRUCTION



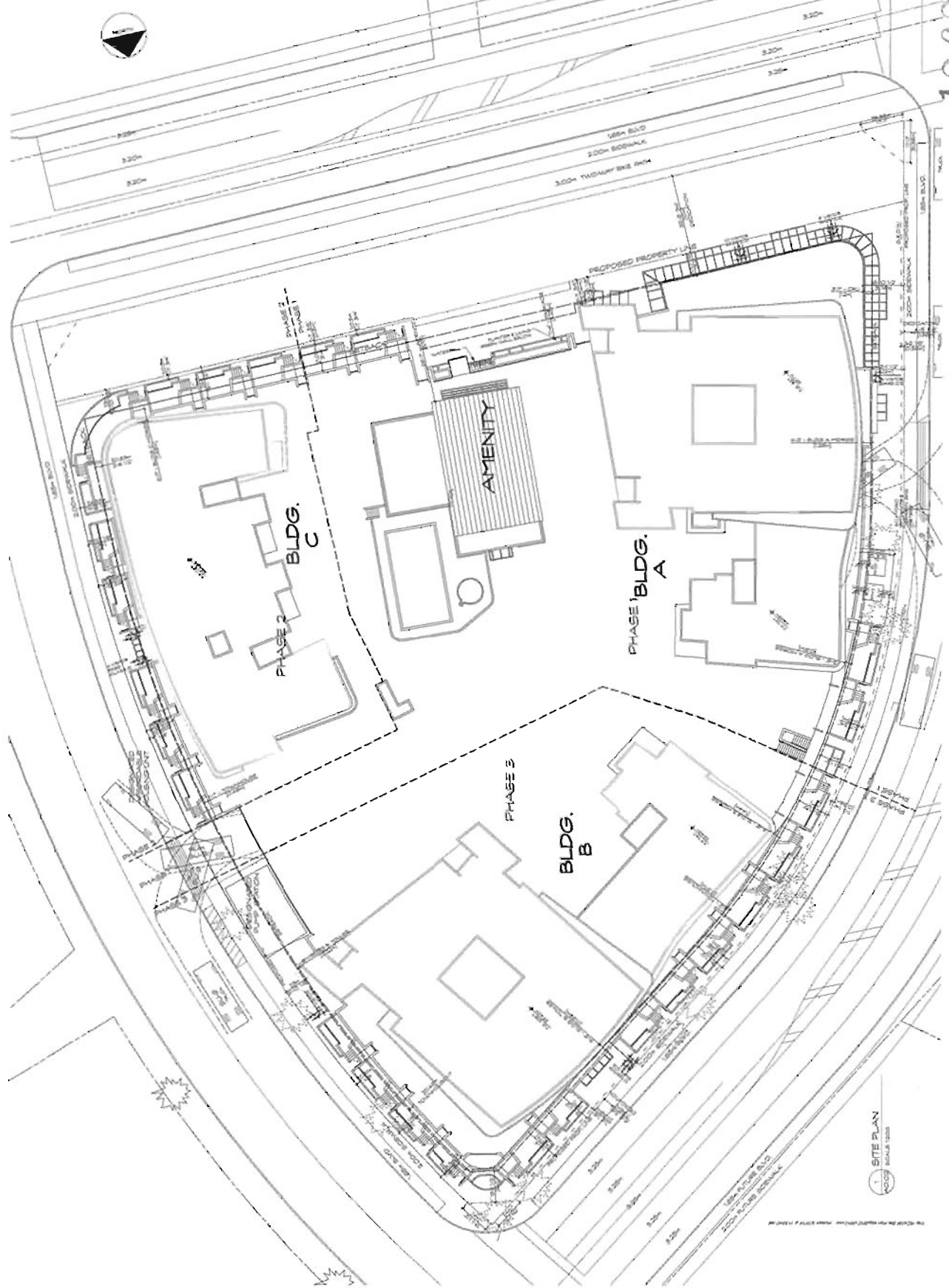
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 Robert Chittenden Architects Inc.
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 Tel: (604) 687-4741
 Fax: (604) 687-4841
 admin@rchittenden.com

ALDERBRIDGE/
 CEDARBRIDGE
 RCH-2024-01-C

PROJECT NO.	1000
DATE	10/15/2024
SCALE	AS SHOWN

OVERALL SITE
 PLAN

2 AO.02



12626610-3

1 SITE PLAN
 10/15/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/2014	ISSUED FOR PERMITS
2	09/05/2014	ISSUED FOR PERMITS

PROJECT INFORMATION

PROJECT NO.	14-00000000000000
SHEET NO.	14-00000000000000
DATE	08/20/2014
SCALE	AS SHOWN

CLIENT INFORMATION

CLIENT NAME	ALDERBRIDGE/CEDARBRIDGE
CLIENT ADDRESS	200 - 2338 Columbia Street
CLIENT CITY	Victoria, BC
CLIENT PHONE	(250) 383-4741
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CLIENT EMAIL	alder@alderbridge.com



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**ALDERBRIDGE/
 CEDARBRIDGE**
 RICHMOND BC

**PARKING &
 LEVEL 1 PLAN**

2 of **A1.00**

12620015-4



NOTE:

1. EACH BAY SHOULD BE SHOWN ON SITE PLAN TO HAVE ONE (1) CAR SLIP.
2. 25' WALKWAY SHOULD BE PROVIDED AT LEVEL 1.
3. VISITOR PARKING STALLS SHOULD BE PROVIDED AT PHASE 1, PHASE 2 AND PHASE 3.
4. VISITOR PARKING STALLS SHOULD BE PROVIDED AT PHASE 4.

NO CYCLING AND TRAILER BAYS LOCATIONS ARE SHOWN. TRAILER BAYS SHOULD BE PROVIDED TO BE CONSIDERED. ALSO SHOW BAY LAYOUT DETAILS.

PARKING LEGEND

Symbol	Standard
Symbol	Visitor
Symbol	Contractor
Symbol	Handicap

BAR/ICON LEGEND

Symbol	Standard
Symbol	Visitor
Symbol	Contractor
Symbol	Handicap

PARKING AND LEVEL 1 PLAN
 14-00000000000000

NOT TO SCALE
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.

REVISION

NO.	DATE	DESCRIPTION
1	08/15/11	ISSUED FOR PERMIT
2	08/15/11	DEVELOPMENT REPORT

OWNER

PROJECT	ALDERBRIDGE/ CEDARBRIDGE
ARCHITECT	ALBERIDGE/ CEDARBRIDGE
ENGINEER	ALBERIDGE/ CEDARBRIDGE
DATE	08/15/11



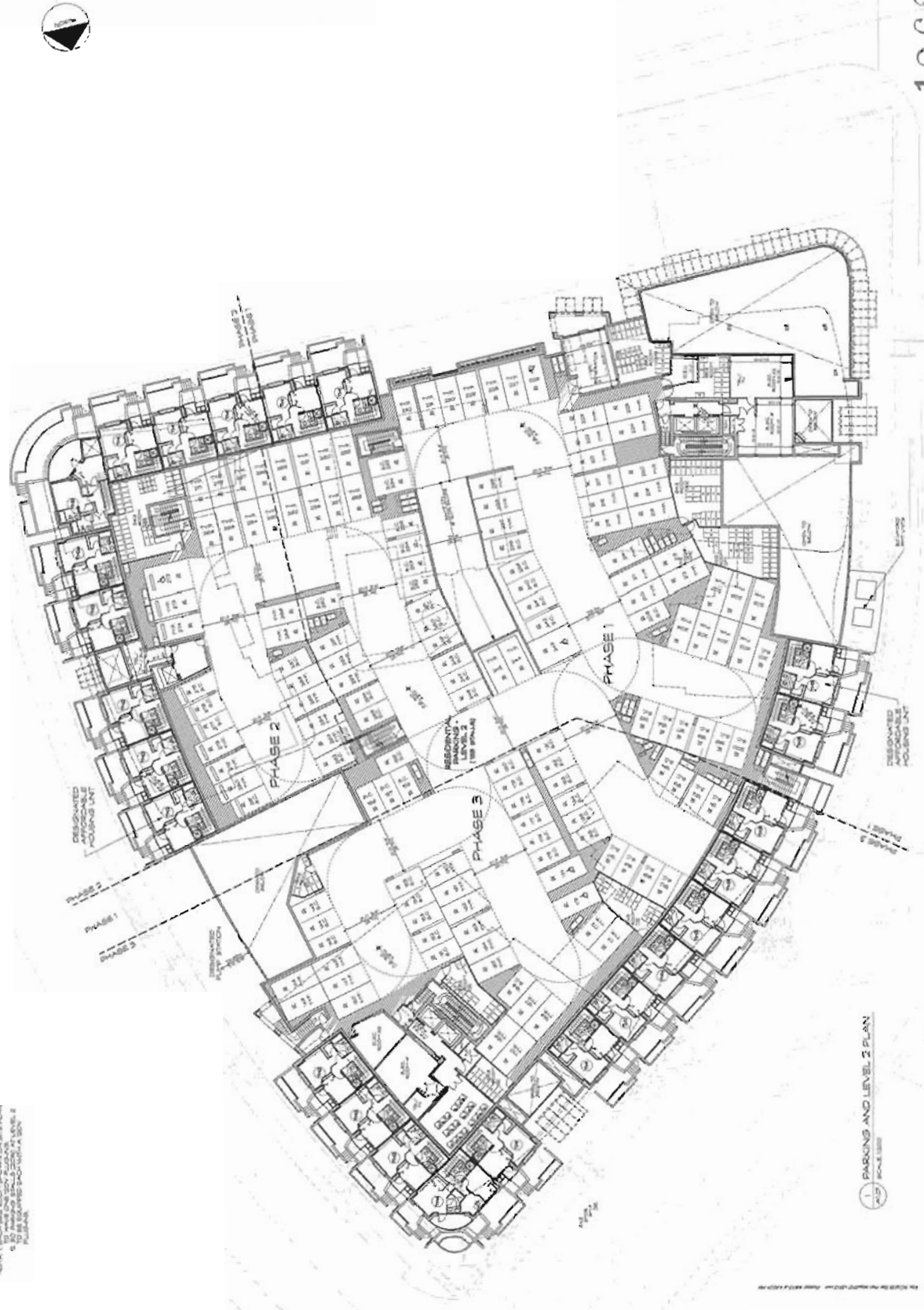
RCA
 Robert C. Anderson
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 Annapolis, MD 21403
 Tel: (410) 837-2211
 Fax: (410) 837-2212
 www.rcaarchitects.com

ALDERBRIDGE/
 CEDARBRIDGE
 BOYDING LLC

NO.	DATE	DESCRIPTION
1	08/15/11	ISSUED FOR PERMIT
2	08/15/11	DEVELOPMENT REPORT

2
 A101

NOTE: 1. EACH UNIT SHOULD BE SHOWN ON THIS PLAN IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.



1 PARKING AND LEVEL 2 PLAN
 1/8" = 1'-0"

126260105

CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA, AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.

DATE: 10/20/15
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN



REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/15	ISSUE FOR PERMIT
2	10/20/15	ISSUE FOR PERMIT



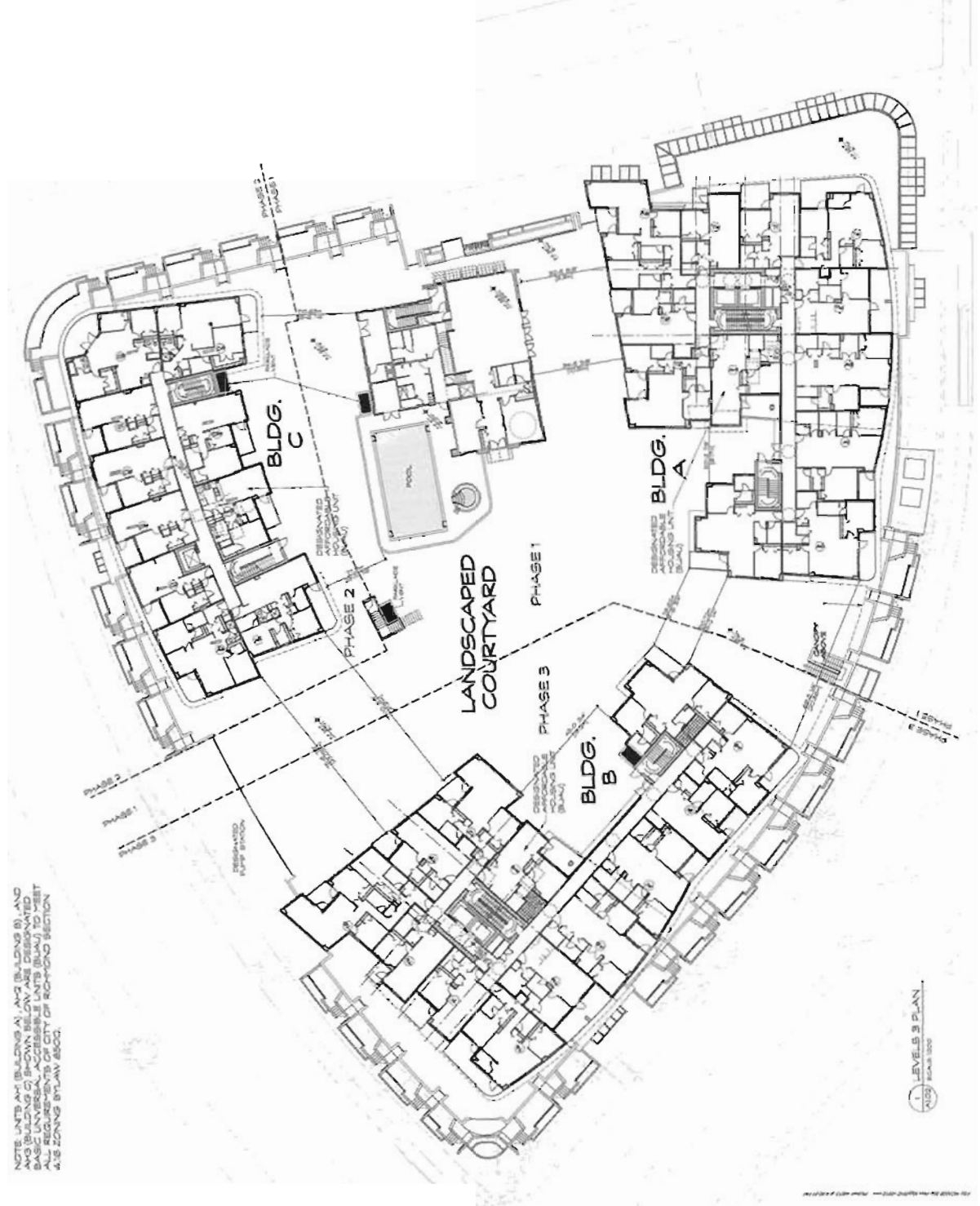
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 Alexandria, VA 22304
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 Fax: (703) 839-2121
 www.rcaarchitects.com

ALDERBRIDGE/
 CEDARBRIDGE
 RICHMOND B.C.

DATE: 10/20/15
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

2 A102
 LEVEL 3
 (PODIUM) PLAN

12620615-6



NOTE: UNITS IN BUILDING A AND BUILDING B AND BUILDING C SHOWN BELOW ARE DESIGNATED BASIC UNIVERSAL ACCESSIBLE UNITS (BLAU) TO MEET ALL REQUIREMENTS OF CITY OF RICHMOND SECTION 4.3 ZONING BY-LAW #800.

LEVEL 3 PLAN
 10/20/15

NOT TO SCALE - SEE DIMENSIONS FOR ALL DETAILS

CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE ARCHITECT AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE ARCHITECT AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO HIM BY THE ARCHITECT.

REVISION	DATE	DESCRIPTION
1	08/14/13	ISSUE FOR PERMIT
2	08/14/13	ISSUE FOR PERMIT

NO.	DATE	DESCRIPTION
1	08/14/13	ISSUE FOR PERMIT
2	08/14/13	ISSUE FOR PERMIT

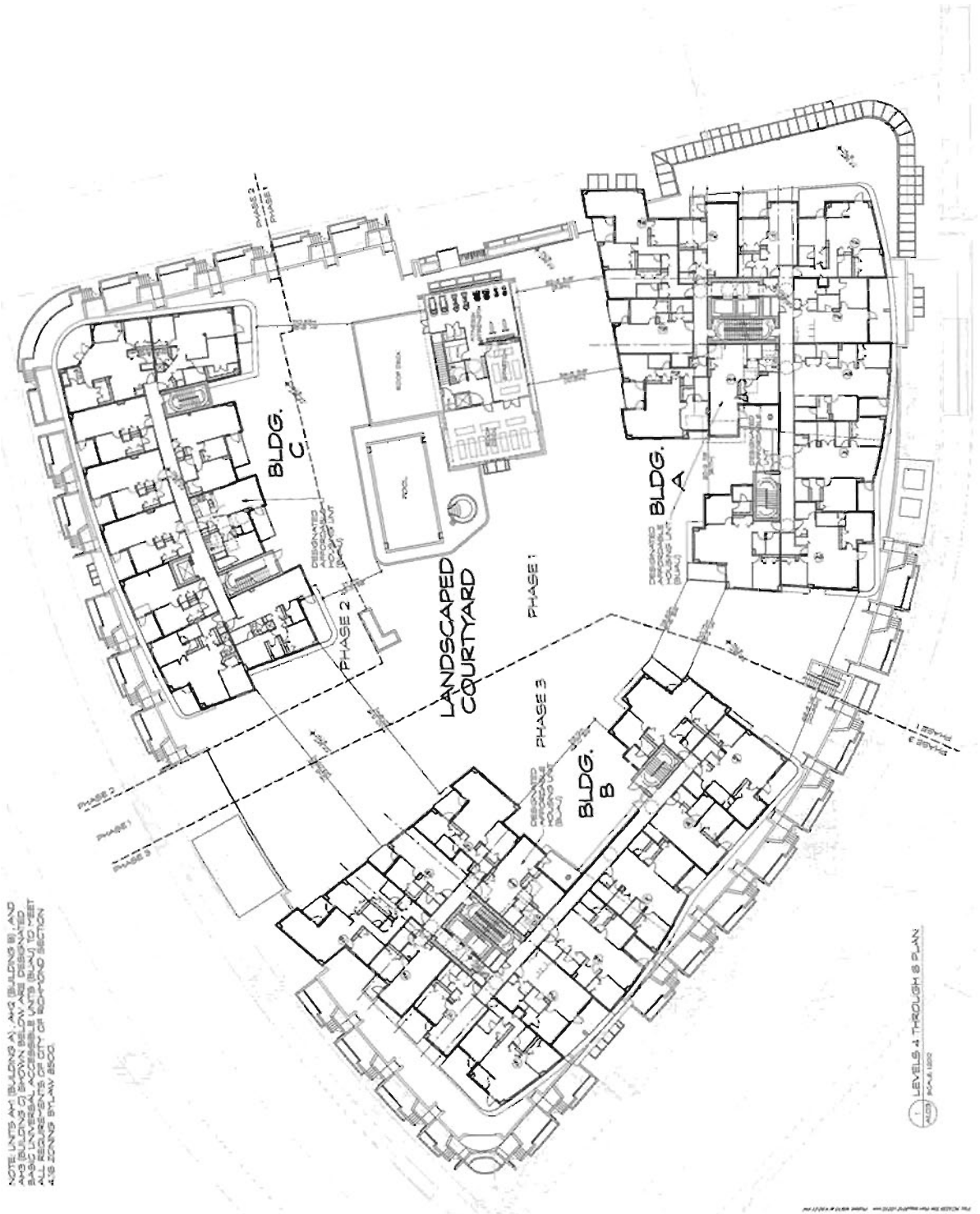


RCA
 Robert C. Anderson
 201 Columbia Street
 Columbia, WI 53114
 Tel: (608) 887-4761
 Fax: (608) 887-4762
 www.rcaarchitect.com

ALDERBRIDGE/
 CEDARBRIDGE
 201-POND BL

LEVELS 4 - 6
 PLAN

2 A103



NOTE: UNITS IN BUILDINGS A, B, AND C AND BUILDING D SHOWN BELOW ARE DESIGNATED AS BASIC UNIVERSAL ACCESSIBLE UNITS (BUAU) TO MEET ALL REQUIREMENTS OF CITY OF RICHMOND SECTION 4.18 ZONING BY-LAW BECC.

LEVELS 4 THROUGH 6 PLAN
 ALSO SEE

12620610-7

CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA, AND THE COMMONWEALTH OF VIRGINIA, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA, AND THE COMMONWEALTH OF VIRGINIA, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA, AND THE COMMONWEALTH OF VIRGINIA.

DATE	DESCRIPTION
10/15/10	REVISED PER CITY OF RICHMOND
10/15/10	REVISED PER CITY OF RICHMOND

REVISIONS

1. REVISED PER CITY OF RICHMOND

2. REVISED PER CITY OF RICHMOND



RCA

Robert Clark Architects Inc.

200 - 2330 Columbia Street
 Vancouver, B.C.
 Tel: (604) 681-4741
 Fax: (604) 681-4841
 www.rca-architects.com

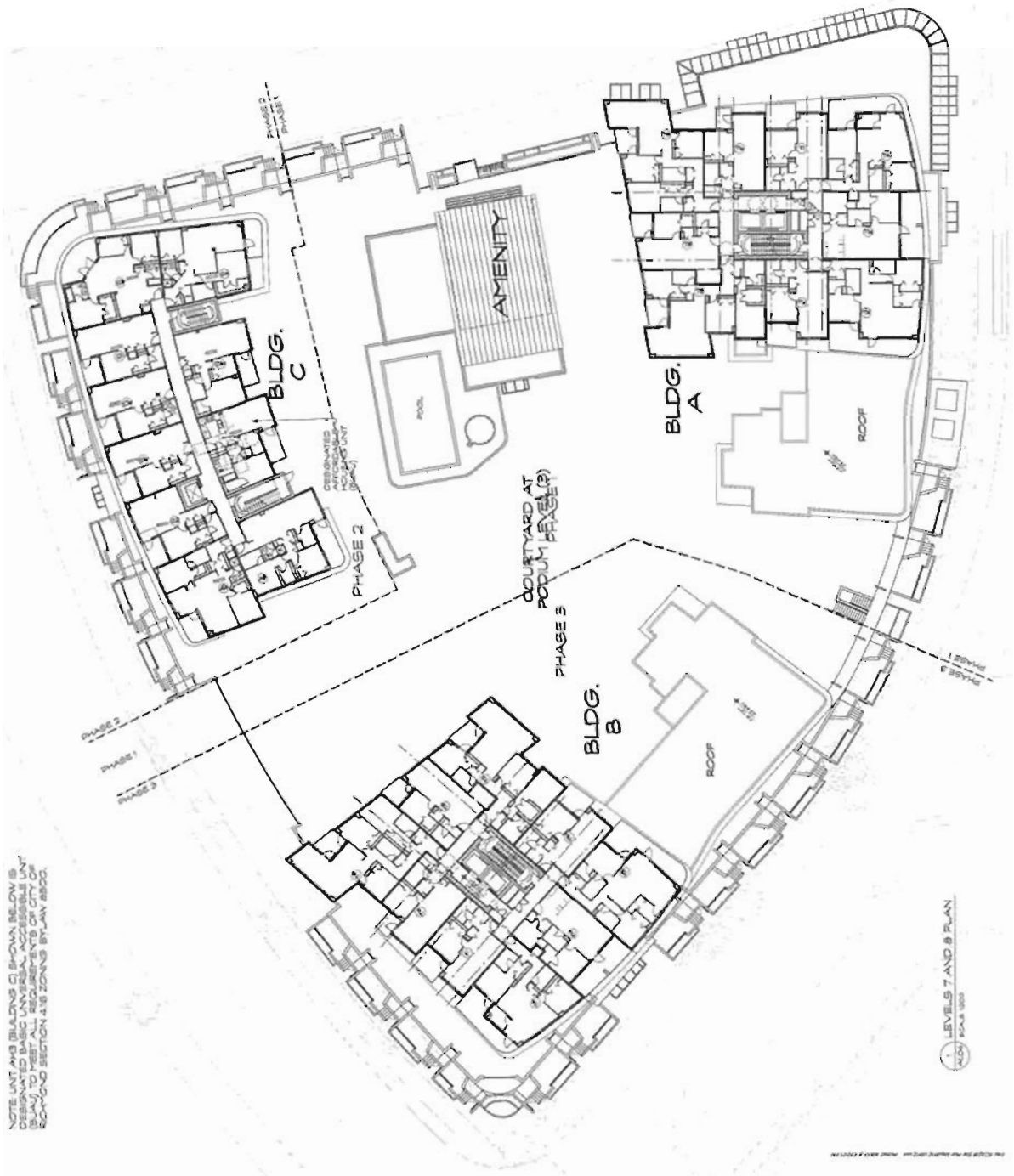
ALDERBRIDGE/
CEDARBRIDGE

RICHMOND B.C.

DATE	BY	PROJECT NO.
10/15/10	1000	100-2010

LEVEL 7
PLAN

2 A104



NOTE: UNIT AND BUILDING BELOW IS NOT INTENDED TO BE A CONFORMANCE UNIT (BUAU) TO MEET ALL REQUIREMENTS OF CITY OF RICHMOND SECTION 418 ZONING BY-LAW 8800.

LEVELS 7 AND 8 PLAN
AUG 15 2010

12620610-8

The Architect warrants that the drawings were prepared by a duly licensed professional architect and that the drawings were prepared in accordance with the applicable laws and regulations of the State of New York. The Architect does not warrant that the drawings are free from errors or omissions. The Architect shall not be responsible for any errors or omissions in the drawings that result from the use of the drawings by others.

REVISIONS
 NO. DATE BY DESCRIPTION
 1 10/15/10 JAC/MLP Initial Design
 2 10/22/10 JAC/MLP Final Design

DATE: 10/22/10
PROJECT: ALDERBRIDGE/CEDARBRIDGE
ADDRESS: 200-239 Columbia Street
CITY: New York, NY 10013
STATE: NY
ZIP: 10013



RCA
 Robert Conrad Architects
 200-239 Columbia Street
 New York, NY 10013
 Tel: (212) 485-4241
 Fax: (212) 485-4242
 www.rcaarchitects.com

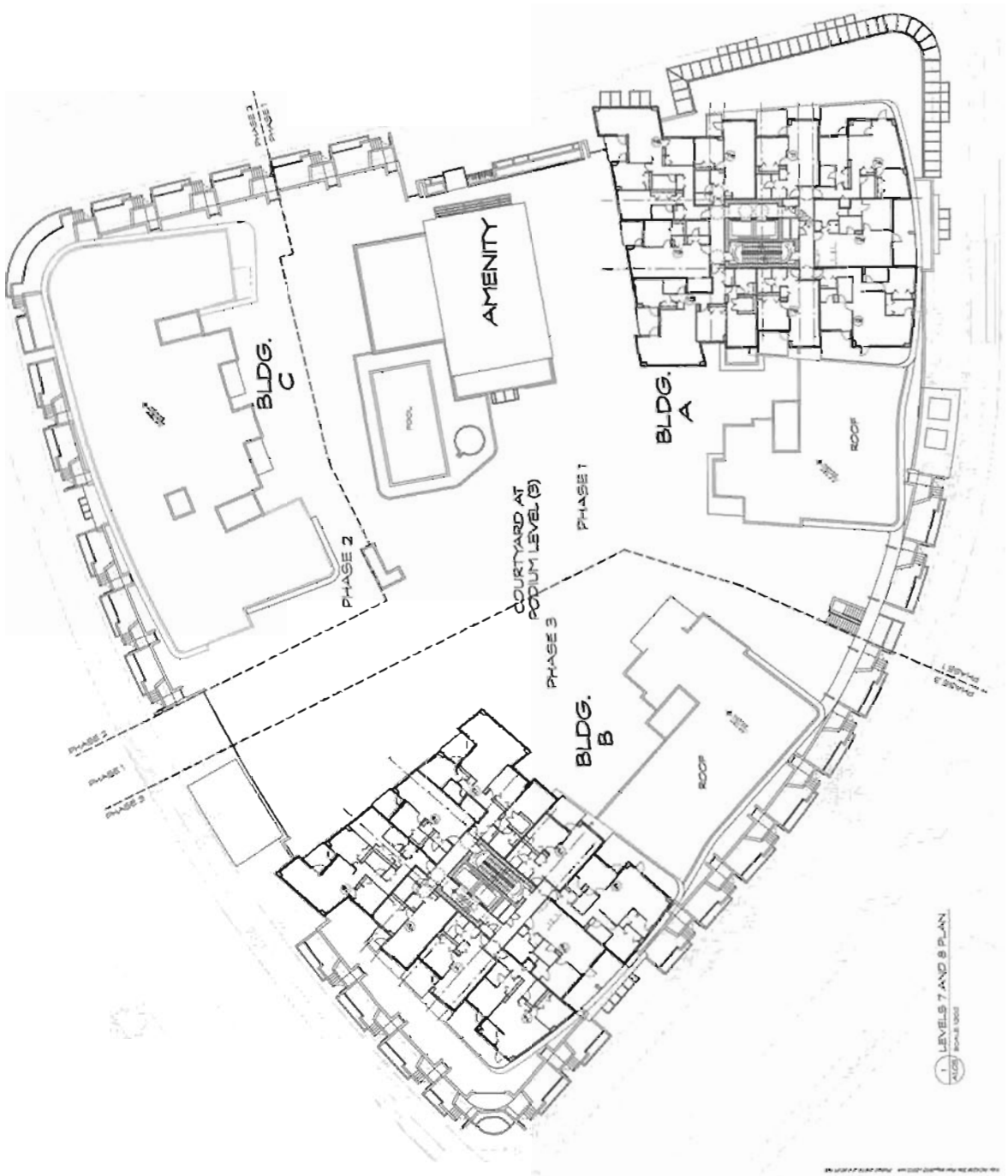


ALDERBRIDGE/
 CEDARBRIDGE
 200-239 S.C.

SHEET NO. 2
 DATE 10/22/10
 PROJECT NO. A1105
 LEVEL 6
 PLAN

SHEET NO. 2
 PROJECT NO. A1105

12620015-9



LEVELS 7 AND 8 PLAN
 ALSO SEE SHEET

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, 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 THE ARCHITECT.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	ISSUED FOR PERMIT	08/15/2011

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	ISSUED FOR PERMIT	08/15/2011



RCA

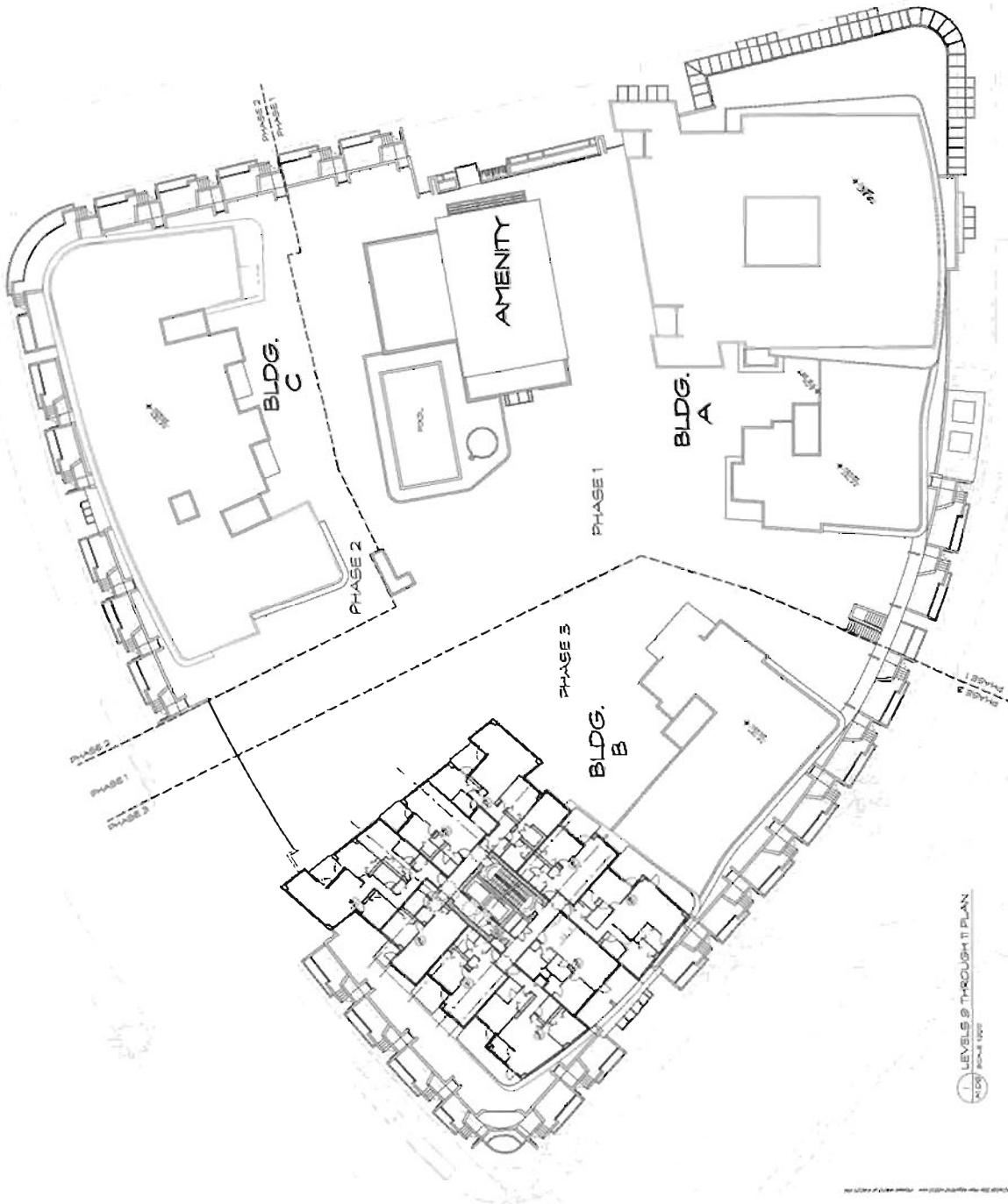
Robert C. Anderson
 200 - 2239 Columbia Street
 Columbia, NY 12517
 Tel: (518) 537-4411
 Fax: (518) 537-4411
 www.rcaarchitects.com

ALDERBRIDGE/
 CEDARBRIDGE
 SCHOOL

NO.	REV.	DATE	BY	CHKD.	APP'D.
1	1	08/15/2011			

LEVELS 9 - 11
 PLAN

2	A1.06
---	-------



12620615-10

LEVELS 9 THROUGH 11 PLAN
 1/08 10/04/2011

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/2017
2	ISSUED FOR PERMITTING	08/15/2017

REVISIONS

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DESCRIPTION: ISSUED FOR PERMITTING
DATE: 08/15/2017

NO. 2
DESCRIPTION: ISSUED FOR PERMITTING
DATE: 08/15/2017

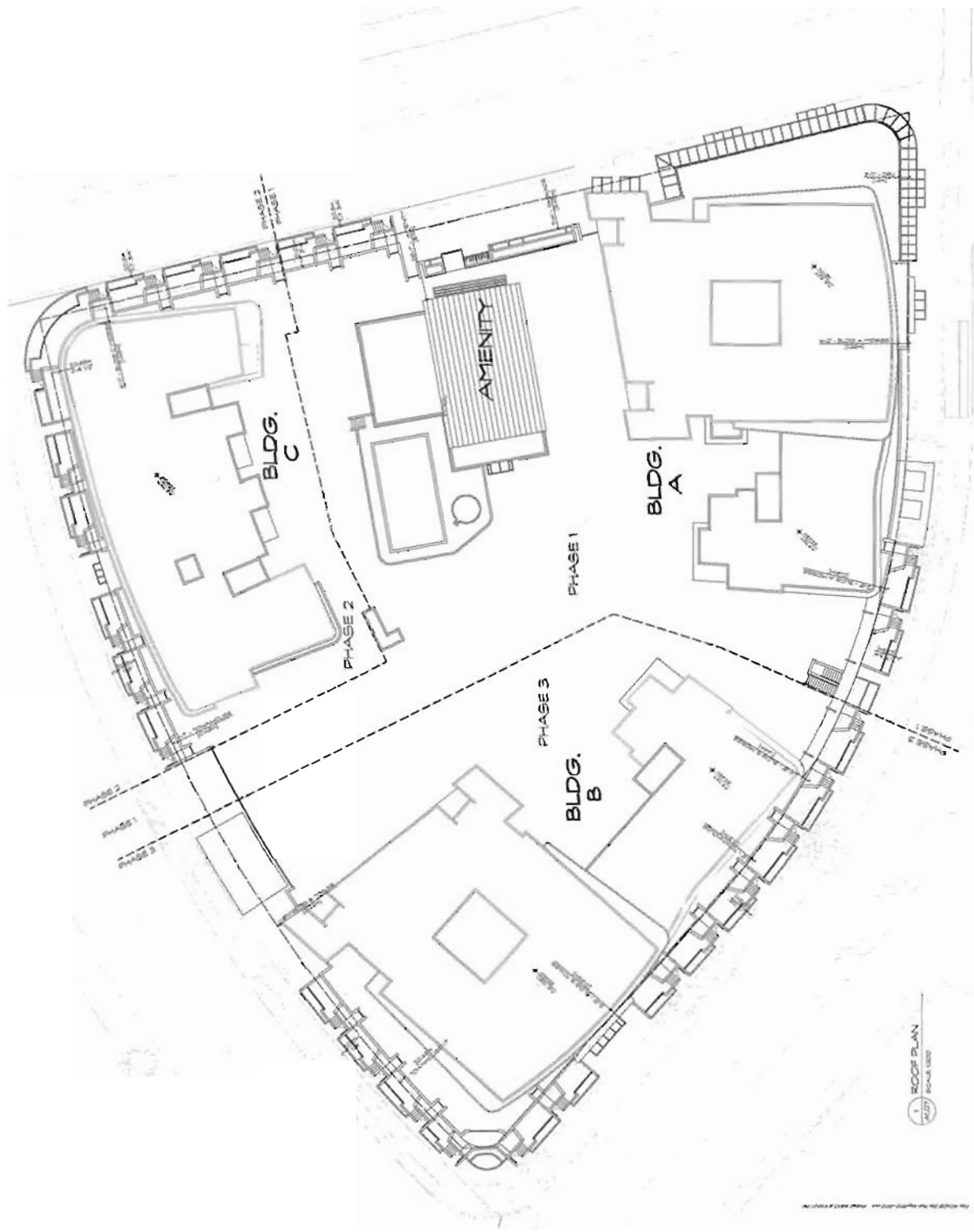


RCA
Robert Conrad Architects Inc.
200 - 2333 Columbia Street
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Fax: (615) 837-6666
www.rcaarchitects.com

ALDERBRIDGE/
CEDARBRIDGE
RICHMOND B.C.

PROJECT NO.	10000
DATE	08-15-2017
SCALE	AS SHOWN
ROOF PLAN	

2 A107



1 ROOF PLAN
A107 SCALE 1/8"=1'-0"

12620615-1

ALDERBRIDGE/CEDARBRIDGE

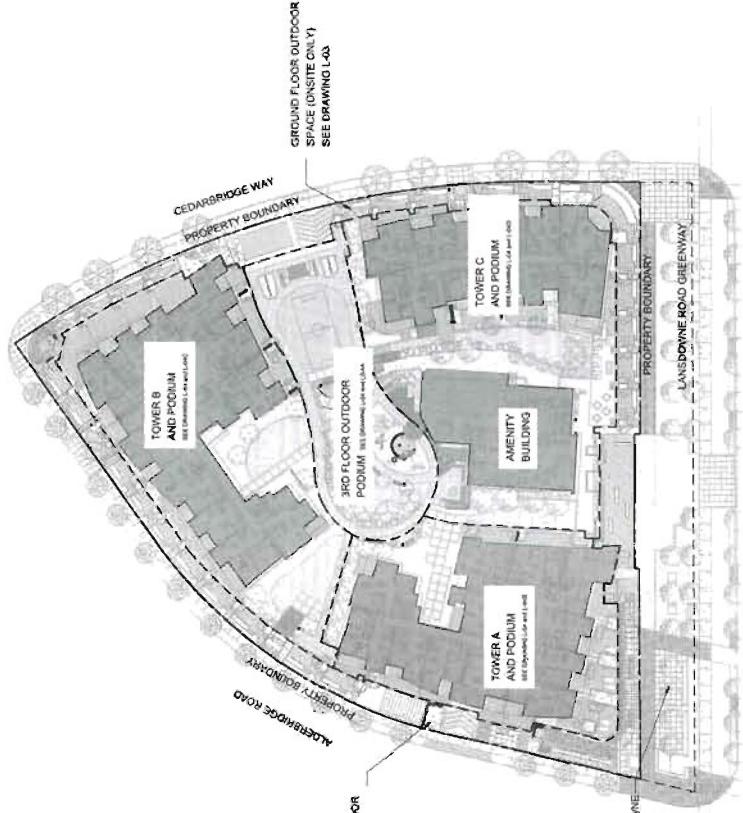
Landscape - Development Permit Application

Contact Information

van der Zalm + associates Inc. 2511 - 2517 87th Avenue Richmond BC V6V 2G9 Tel: (604) 273-1111 Fax: (604) 273-1112 Primary contact: Mark Zalm Project contact: Mark Zalm Email: mark@vdz.ca Phone: (604) 273-1111	RCA 202 - 2390 Columbia Street Coquitlam BC V3K 5Y5 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@rca.com	Aglin Martin Consultants Ltd. Box 201 - 1244 - 43rd Avenue Coquitlam BC V3K 5E8 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@aglinmartin.com	To be approved	To be approved
AMCCO 500-684 Inverness Street Coquitlam BC V3K 5Y5 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@amcco.com	To be approved	RCA 202 - 2390 Columbia Street Coquitlam BC V3K 5Y5 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@rca.com	To be approved	To be approved
van der Zalm + associates Inc. 2511 - 2517 87th Avenue Richmond BC V6V 2G9 Tel: (604) 273-1111 Fax: (604) 273-1112 Primary contact: Mark Zalm Project contact: Mark Zalm Email: mark@vdz.ca Phone: (604) 273-1111	RCA 202 - 2390 Columbia Street Coquitlam BC V3K 5Y5 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@rca.com	Aglin Martin Consultants Ltd. Box 201 - 1244 - 43rd Avenue Coquitlam BC V3K 5E8 Tel: (604) 947-9000 Fax: (604) 947-9001 Email: mark@aglinmartin.com	Legal Address and Description: Lots 1 and 2, Section 1, Block 4 North, Range 8 West, New Westminster District Plan 16002	To be approved

Landscape Sheet Index

L-00	Cover Sheet	L-01C	Podium Plan - Tower B
L-01	Tree Protection and Removal Plan	L-04D	Podium Plan - Tower C / Amenity
L-02	Landscape Master Plan	L-05	Roof Plan
L-03	Groundfloor	L-06A	Water Feature 1-3-4
L-03A	Groundfloor - Alderbridge Rd	L-06B	Water Feature 2
L-03B	Groundfloor - Lansdowne / Lansdowne Rd	LS-01	Section 1
L-03C	Groundfloor - Lansdowne / Cedarbridge	LS-02	Section 2
L-03D	Groundfloor - Cedarbridge	LS-03	Section 3
L-03E	Groundfloor - Lansdowne Rd	LD-01	Detail 1 - Surfacing
L-04	Podium Plan - Core/1	LD-02	Detail 2 - General Details
L-04A	Podium Plan - Core/2	LD-03	Detail 3 - General Details
L-04B	Podium Plan - Tower A	LD-04	Detail 4 - General Details



NOTE: Final Lansdowne Linear Park and Boulevard design to be completed following City Lansdowne corridor process under the Servicing Agreement



REVISIONS TABLE FOR DRAWINGS

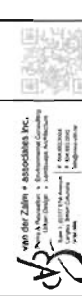
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7	11/11/2011	ISSUE FOR PERMIT
8	11/11/2011	ISSUE FOR PERMIT
9	11/11/2011	ISSUE FOR PERMIT
10	11/11/2011	ISSUE FOR PERMIT

Project: ALDERBRIDGE CEDARBRIDGE

Location: 7889 & 7700 ALDERBRIDGE WAY RICHMOND BC V6V 2J9

Original Issue Date: 11/06/2011

Scale: AS SHOWN



12620615



Key Map (in situ)



No.	Description	Date
1	10% PRELIMINARY	10/18/2011
2	20% PRELIMINARY	10/18/2011
3	30% PRELIMINARY	10/18/2011
4	40% PRELIMINARY	10/18/2011
5	50% PRELIMINARY	10/18/2011
6	60% PRELIMINARY	10/18/2011
7	70% PRELIMINARY	10/18/2011
8	80% PRELIMINARY	10/18/2011
9	90% PRELIMINARY	10/18/2011
10	100% PRELIMINARY	10/18/2011

Project: ALDERBRIDGE CEDARBRIDGE

Location: 7860 & 7770 ALDERBRIDGE WAY RICHMOND, BC V6X 2A2

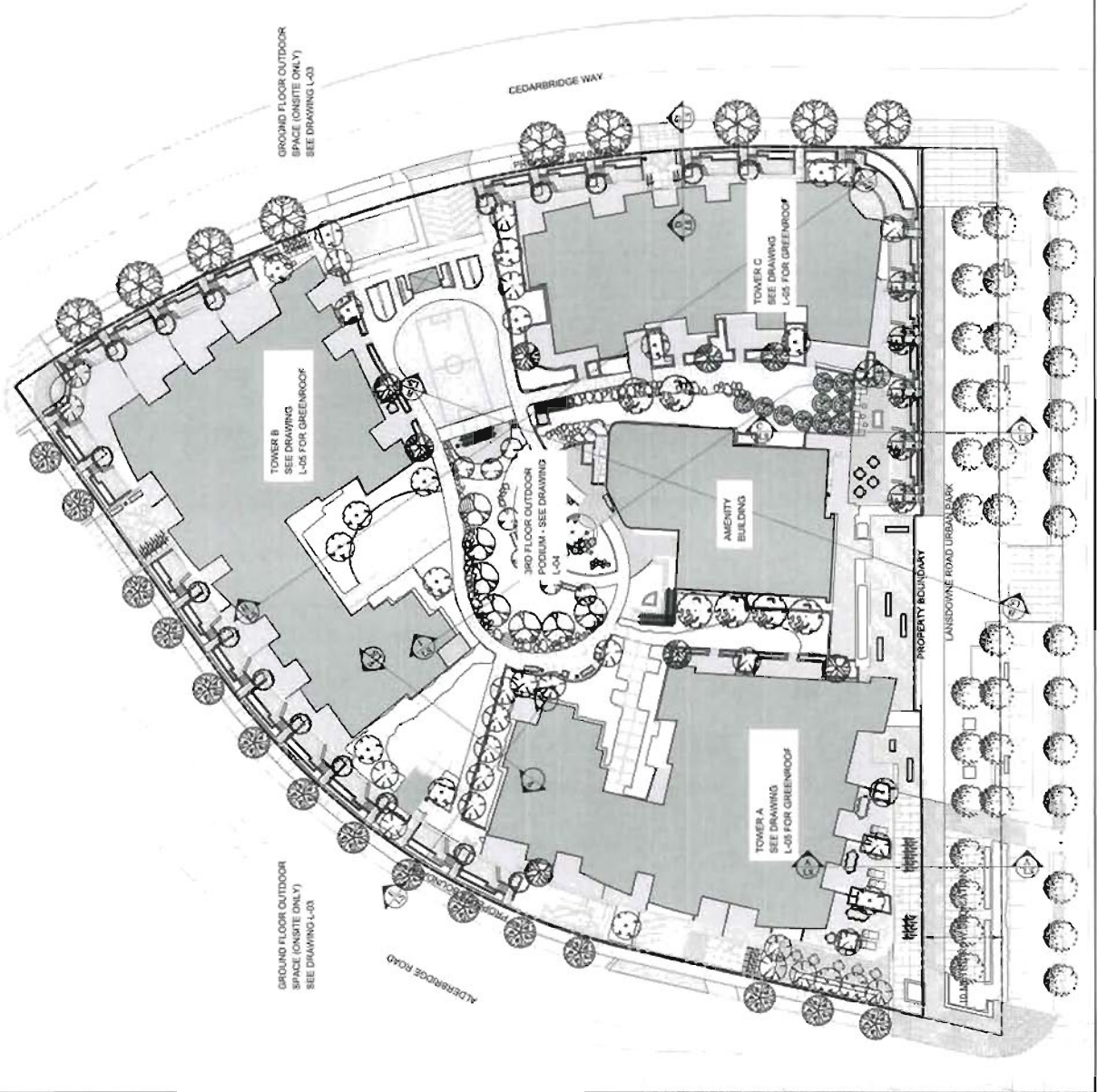
Drawn: MS, TS
 Checked: MS
 Approved: MSZ
 Original Issue Date: 20-04-2011

Scale: 1:1000

GENERAL NOTES

1. This drawing is the property of J.A. Jones & Associates Inc. and shall remain the property of J.A. Jones & Associates Inc. unless otherwise stated in writing.
2. This drawing is to be used for the purpose of the project described herein and shall not be used for any other purpose without the written consent of J.A. Jones & Associates Inc.
3. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
4. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
5. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
6. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
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8. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
9. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.
10. This drawing is to be used in conjunction with the other drawings in this set and shall not be used in isolation.

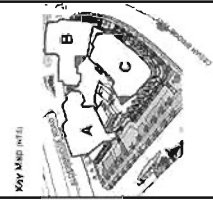
NOTE:
 Final Landdowns Linear Park and Boulevard design to be completed following City Landdowns corridor process under the Servicing Agreement



12620612



For the Zuber + Associates Inc.
 1100 West 10th Street, Suite 100
 Vancouver, BC V6H 2T6
 Tel: 604.681.2000
 Fax: 604.681.2001
 www.zuber.ca



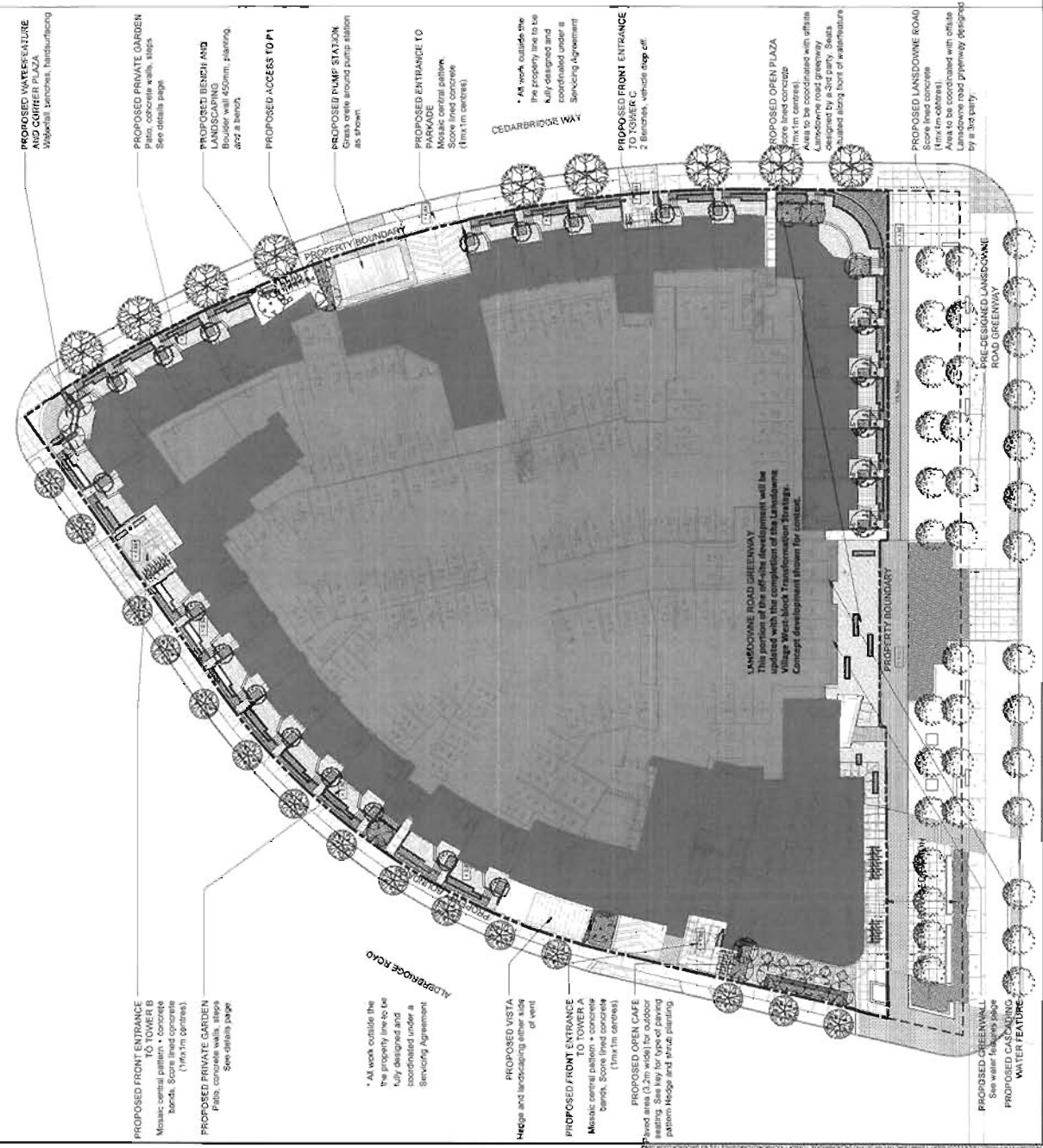
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5	10/10/2011	ISSUED FOR PERMITTING
6	10/10/2011	ISSUED FOR PERMITTING
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8	10/10/2011	ISSUED FOR PERMITTING
9	10/10/2011	ISSUED FOR PERMITTING
10	10/10/2011	ISSUED FOR PERMITTING

Project: ALDERBRIDGE CEDARBRIDGE
 DP SUBMISSION
 Location: 7200 & 7700 ALDERBRIDGE WAY, RICHMOND, BC, V6X 2A2

Drawn: MS
 Checked: MS
 Approved: MWZ
 Date: 25-10-2017
 Scale: 1:250

- LEGENDS**
- PROPOSED FRONT ENTRANCE TO TOWER B
 - PROPOSED PRIVATE GARDEN
 - PROPOSED OPEN PLAZA
 - PROPOSED WALKWAY
 - PROPOSED SIDE ENTRANCE
 - PROPOSED VESTIBULE
 - PROPOSED BIKE RACKS
 - PROPOSED BIKE STORAGE
 - PROPOSED BIKE REPAIR STATION
 - PROPOSED BIKE WASH
 - PROPOSED BIKE SHED
 - PROPOSED BIKE RACKS
 - PROPOSED BIKE STORAGE
 - PROPOSED BIKE REPAIR STATION
 - PROPOSED BIKE WASH
 - PROPOSED BIKE SHED
 - PROPOSED BIKE RACKS
 - PROPOSED BIKE STORAGE
 - PROPOSED BIKE REPAIR STATION
 - PROPOSED BIKE WASH
 - PROPOSED BIKE SHED

* All work outside the property line to be fully designed and coordinated under a Servicing Agreement.



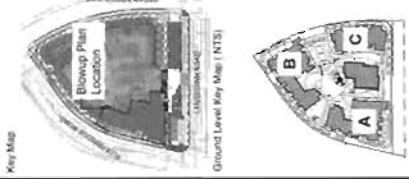
Drawing # L-03B

V02 Project # DP2011-35

GROUND FLOOR - ALDERBRIDGE/LANDOWNE



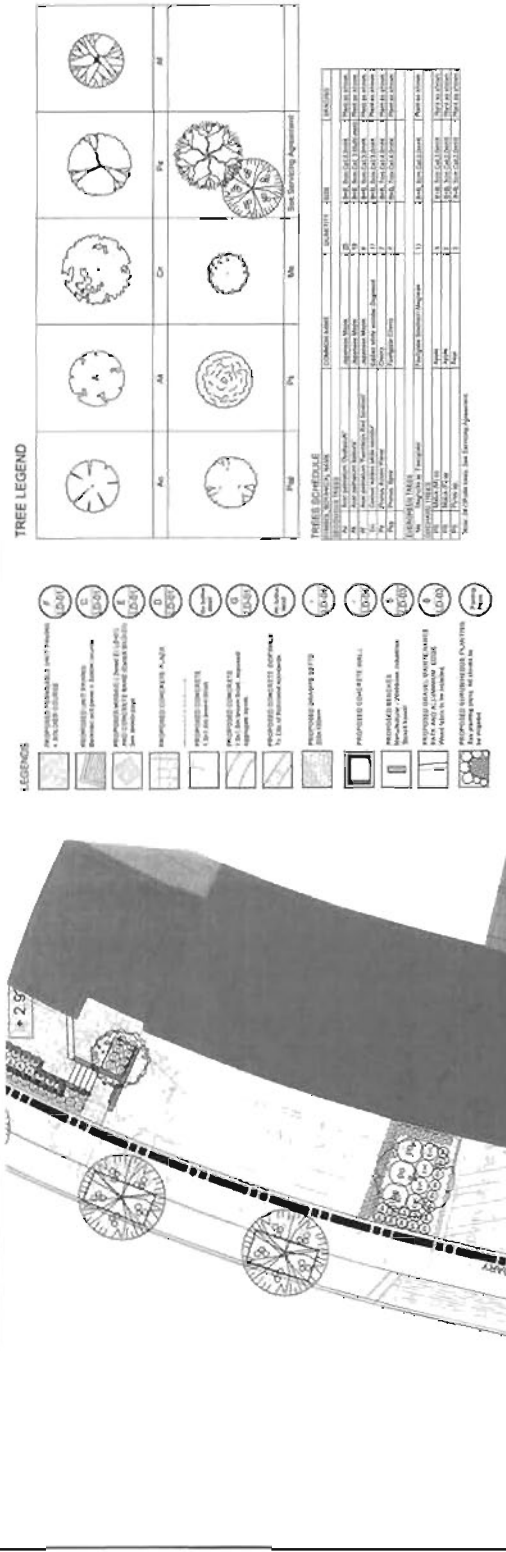
Project # 2011-35 • Submission # L-03B
Drawing # L-03B
Drawing Title GROUND FLOOR - ALDERBRIDGE/LANDOWNE
Drawing Date 11/11/2011
Drawing Scale 1/8" = 1'-0"



Podium Level Key Map (NTS) table with columns for Item, Description, and Location.

Project: ALDERBRIDGE/CELEBRACODE
DP SUBMISSION
Location: 1000 ALDERBRIDGE WAY
RICHMOND, VA 23220

Stamp area with fields for Date, MS TO, Checked MS, Approved MS02, Scale 1/8" = 1'-0", and a large signature.



TREE LEGEND

Table with columns for Tree Symbol, Tree Name, and Notes.

TREE SCHEDULE table listing tree species, quantities, and locations.

LEGENDS

Material and construction legends with symbols for paving, walls, and other site features.

GRASSES SCHEDULE and SHRUBS SCHEDULE tables listing plant species and quantities.

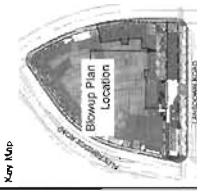
PERENNIALS and GROUNDCOVERS tables listing plant species and quantities.

Notes: 1. All trees shown are minimum 4" calipers.
2. All shrubs shown are minimum 12" high.

LANDSCAPE ARCHITECTURE FIRM, INC. 1000 ALDERBRIDGE WAY, RICHMOND, VA 23220



Van der Ziel + Associates Inc.
 1155 - 100th Ave. S.E. Suite 100
 Bellevue, WA 98004
 Phone: 206.461.2200
 Fax: 206.461.2201
 www.vdz.com

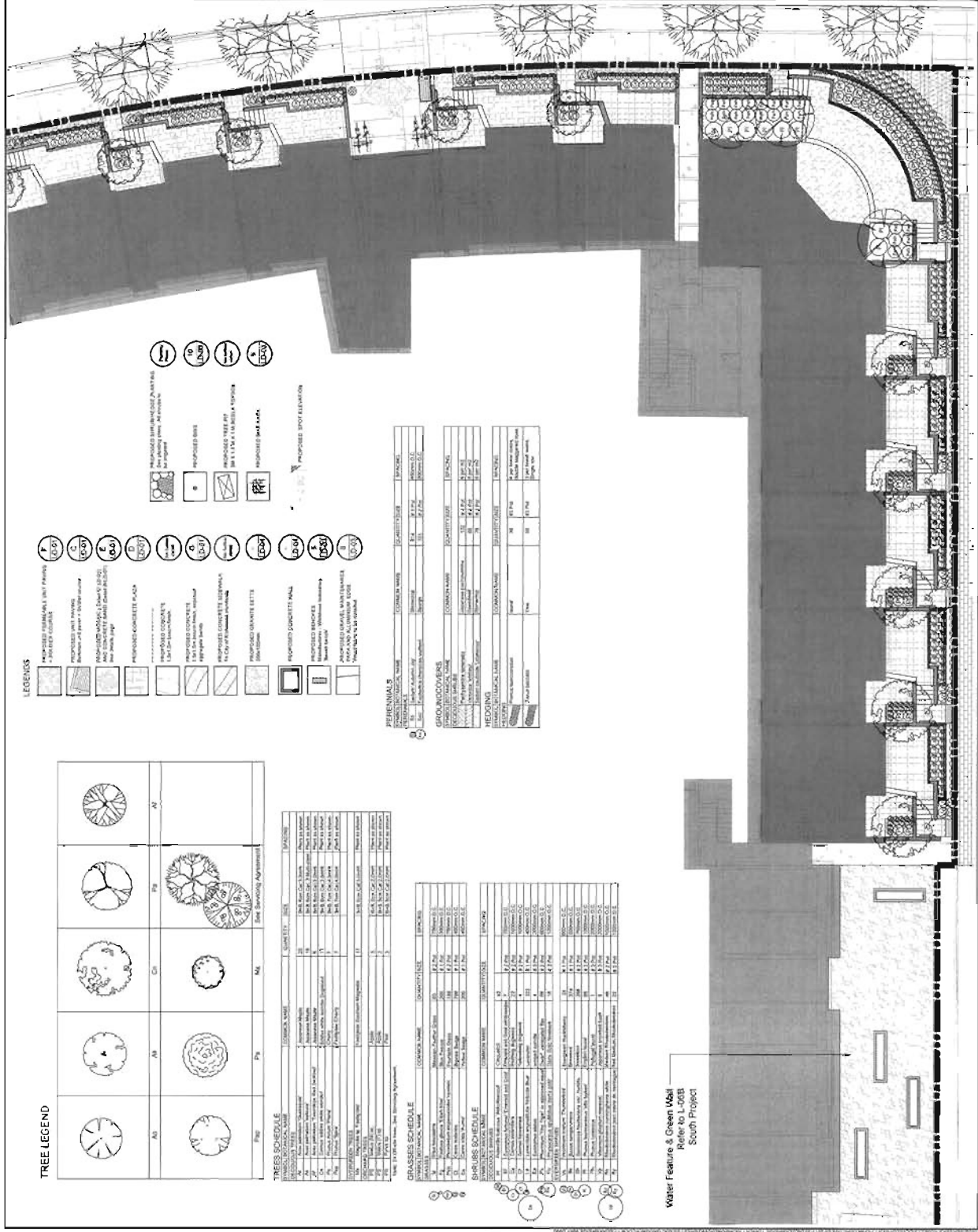


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2	Issue for Review	02/22/2011
3	Issue for Review	03/22/2011
4	Issue for Review	04/22/2011
5	Issue for Review	05/22/2011
6	Issue for Review	06/22/2011
7	Issue for Review	07/22/2011
8	Issue for Review	08/22/2011
9	Issue for Review	09/22/2011
10	Issue for Review	10/22/2011
11	Issue for Review	11/22/2011
12	Issue for Review	12/22/2011

REVISIONS TABLE FOR DRAWINGS

Project: ALDERBRIDGE/CEDARBRIDGE
 DP SUBMISSION
 Location: 3965 & 770 ALDERBRIDGE WAY
 RICHMOND, BC
 V6V 2A2

Drawn	MS	TC
Checked	MS	TC
Approved	MS	TC
Scale	1/100	



LEGENDS

- Proposed concrete plaza
- Proposed concrete walkway
- Proposed concrete ramp
- Proposed concrete deck
- Proposed concrete stairs
- Proposed concrete landing
- Proposed concrete wall
- Proposed concrete column
- Proposed concrete beam
- Proposed concrete slab
- Proposed concrete ceiling
- Proposed concrete floor
- Proposed concrete ceiling
- Proposed concrete floor
- Proposed concrete ceiling
- Proposed concrete floor
- Proposed concrete ceiling
- Proposed concrete floor
- Proposed concrete ceiling

TREE LEGEND

Plant	PA	PA	CA	PA	PA
Plant	PA	PA	CA	PA	PA
Plant	PA	PA	CA	PA	PA

GRASSES SCHEDULE

Grass Name	Quantity	Planting Date
Grass 1	100	2011-08-01
Grass 2	200	2011-08-01
Grass 3	300	2011-08-01

SHRUBS SCHEDULE

Shrub Name	Quantity	Planting Date
Shrub 1	50	2011-08-01
Shrub 2	100	2011-08-01
Shrub 3	150	2011-08-01

PERENNIALS SCHEDULE

Perennial Name	Quantity	Planting Date
Perennial 1	100	2011-08-01
Perennial 2	200	2011-08-01
Perennial 3	300	2011-08-01

Water Feature & Green Wall
 Refer to L-008
 South Project



PEARCE JONES & ASSOCIATES, INC.
3000 Riverchase Lane, Suite 1000
Birmingham, AL 35244
205.990.7800
www.pearcejones.com

Key Map



Ground Level Key Map (NTS)



Podium Level Key Map (NTS)

NO.	DESCRIPTION	DATE
1	PRELIMINARY	03/21/2011
2	REVISIONS PER COMMENTS	03/21/2011
3	REVISIONS PER COMMENTS	03/21/2011
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50	REVISIONS PER COMMENTS	03/21/2011

PROPOSED TREE SCHEDULE

NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

NO. 16

NO. 17

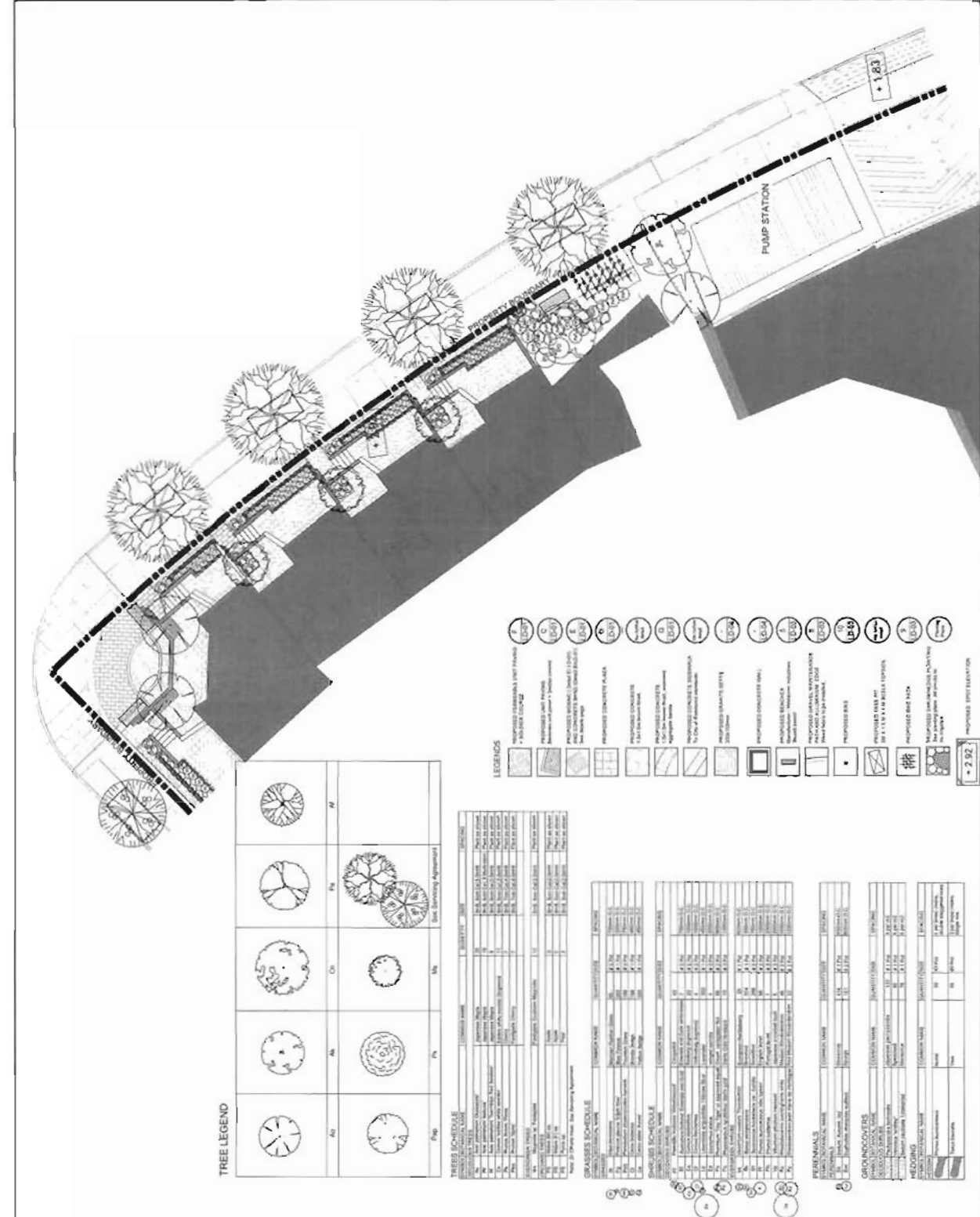
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NO. 19

NO. 20

NO. 21

NO. 22



Owner: _____
 MD: _____
 Checked: _____
 MS: _____
 Approved: _____
 W002: _____
 J002: _____
 Scale: 1/16" = 1'-0"

Blowup Location
 7700 ALGERBRIDGE WAY
 RICHMOND, VA 23242

DP SUBMISSION
 ALGERBRIDGE CEDARBRIDGE

TREE LEGEND

Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol	Symbol
(Circular tree symbol 1)	(Circular tree symbol 2)	(Circular tree symbol 3)	(Circular tree symbol 4)	(Circular tree symbol 5)	(Circular tree symbol 6)	(Circular tree symbol 7)	(Circular tree symbol 8)
TR 1	TR 2	TR 3	TR 4	TR 5	TR 6	TR 7	TR 8
TR 9	TR 10	TR 11	TR 12	TR 13	TR 14	TR 15	TR 16

Site Servicing Agreements

TREES SCHEDULE

NO.	SYMBOL	SPECIES	SIZE	PLANTING DATE
1	(Symbol 1)	FRAXINUS SP.	4 1/2"	2011
2	(Symbol 2)	QUERCUS SP.	4 1/2"	2011
3	(Symbol 3)	FRAXINUS SP.	4 1/2"	2011
4	(Symbol 4)	QUERCUS SP.	4 1/2"	2011
5	(Symbol 5)	FRAXINUS SP.	4 1/2"	2011
6	(Symbol 6)	QUERCUS SP.	4 1/2"	2011
7	(Symbol 7)	FRAXINUS SP.	4 1/2"	2011
8	(Symbol 8)	QUERCUS SP.	4 1/2"	2011
9	(Symbol 9)	FRAXINUS SP.	4 1/2"	2011
10	(Symbol 10)	QUERCUS SP.	4 1/2"	2011
11	(Symbol 11)	FRAXINUS SP.	4 1/2"	2011
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13	(Symbol 13)	FRAXINUS SP.	4 1/2"	2011
14	(Symbol 14)	QUERCUS SP.	4 1/2"	2011
15	(Symbol 15)	FRAXINUS SP.	4 1/2"	2011
16	(Symbol 16)	QUERCUS SP.	4 1/2"	2011
17	(Symbol 17)	FRAXINUS SP.	4 1/2"	2011
18	(Symbol 18)	QUERCUS SP.	4 1/2"	2011
19	(Symbol 19)	FRAXINUS SP.	4 1/2"	2011
20	(Symbol 20)	QUERCUS SP.	4 1/2"	2011
21	(Symbol 21)	FRAXINUS SP.	4 1/2"	2011
22	(Symbol 22)	QUERCUS SP.	4 1/2"	2011
23	(Symbol 23)	FRAXINUS SP.	4 1/2"	2011
24	(Symbol 24)	QUERCUS SP.	4 1/2"	2011
25	(Symbol 25)	FRAXINUS SP.	4 1/2"	2011
26	(Symbol 26)	QUERCUS SP.	4 1/2"	2011
27	(Symbol 27)	FRAXINUS SP.	4 1/2"	2011
28	(Symbol 28)	QUERCUS SP.	4 1/2"	2011
29	(Symbol 29)	FRAXINUS SP.	4 1/2"	2011
30	(Symbol 30)	QUERCUS SP.	4 1/2"	2011

GRASSES SCHEDULE

NO.	SYMBOL	SPECIES	SIZE	PLANTING DATE
1	(Symbol 1)	Poa annua	4 1/2"	2011
2	(Symbol 2)	Poa annua	4 1/2"	2011
3	(Symbol 3)	Poa annua	4 1/2"	2011
4	(Symbol 4)	Poa annua	4 1/2"	2011
5	(Symbol 5)	Poa annua	4 1/2"	2011
6	(Symbol 6)	Poa annua	4 1/2"	2011
7	(Symbol 7)	Poa annua	4 1/2"	2011
8	(Symbol 8)	Poa annua	4 1/2"	2011
9	(Symbol 9)	Poa annua	4 1/2"	2011
10	(Symbol 10)	Poa annua	4 1/2"	2011
11	(Symbol 11)	Poa annua	4 1/2"	2011
12	(Symbol 12)	Poa annua	4 1/2"	2011
13	(Symbol 13)	Poa annua	4 1/2"	2011
14	(Symbol 14)	Poa annua	4 1/2"	2011
15	(Symbol 15)	Poa annua	4 1/2"	2011
16	(Symbol 16)	Poa annua	4 1/2"	2011
17	(Symbol 17)	Poa annua	4 1/2"	2011
18	(Symbol 18)	Poa annua	4 1/2"	2011
19	(Symbol 19)	Poa annua	4 1/2"	2011
20	(Symbol 20)	Poa annua	4 1/2"	2011

PERMANENTS SCHEDULE

NO.	SYMBOL	SPECIES	SIZE	PLANTING DATE
1	(Symbol 1)	FRAXINUS SP.	4 1/2"	2011
2	(Symbol 2)	FRAXINUS SP.	4 1/2"	2011
3	(Symbol 3)	FRAXINUS SP.	4 1/2"	2011
4	(Symbol 4)	FRAXINUS SP.	4 1/2"	2011
5	(Symbol 5)	FRAXINUS SP.	4 1/2"	2011
6	(Symbol 6)	FRAXINUS SP.	4 1/2"	2011
7	(Symbol 7)	FRAXINUS SP.	4 1/2"	2011
8	(Symbol 8)	FRAXINUS SP.	4 1/2"	2011
9	(Symbol 9)	FRAXINUS SP.	4 1/2"	2011
10	(Symbol 10)	FRAXINUS SP.	4 1/2"	2011
11	(Symbol 11)	FRAXINUS SP.	4 1/2"	2011
12	(Symbol 12)	FRAXINUS SP.	4 1/2"	2011
13	(Symbol 13)	FRAXINUS SP.	4 1/2"	2011
14	(Symbol 14)	FRAXINUS SP.	4 1/2"	2011
15	(Symbol 15)	FRAXINUS SP.	4 1/2"	2011
16	(Symbol 16)	FRAXINUS SP.	4 1/2"	2011
17	(Symbol 17)	FRAXINUS SP.	4 1/2"	2011
18	(Symbol 18)	FRAXINUS SP.	4 1/2"	2011
19	(Symbol 19)	FRAXINUS SP.	4 1/2"	2011
20	(Symbol 20)	FRAXINUS SP.	4 1/2"	2011

3RD FLOOR - PODIUM PLAN
 Drawing #
 VZP Project #
DP2011-35



No.	Description	Date
1	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
2	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
3	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
4	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
5	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
6	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
7	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
8	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
9	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
10	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
11	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
12	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
13	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
14	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
15	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
16	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
17	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
18	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
19	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
20	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
21	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
22	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
23	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
24	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
25	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
26	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
27	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
28	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
29	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
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32	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
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34	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
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41	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
42	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
43	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
44	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
45	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
46	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
47	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
48	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
49	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010
50	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)	11/18/2010

PROPOSED SWIMMING POOL AND HOT TUB
 See Architects Drawings

PROPOSED ORCHARD
 Raised planter 450mm high, corrugated steel edge. See planting plans for plant selection.

PROPOSED SEMI PRIVATE DECK
 Outdoor amenity room, includes fire pit, barbeque area, outdoor kitchen/cafe area, cafe furniture.

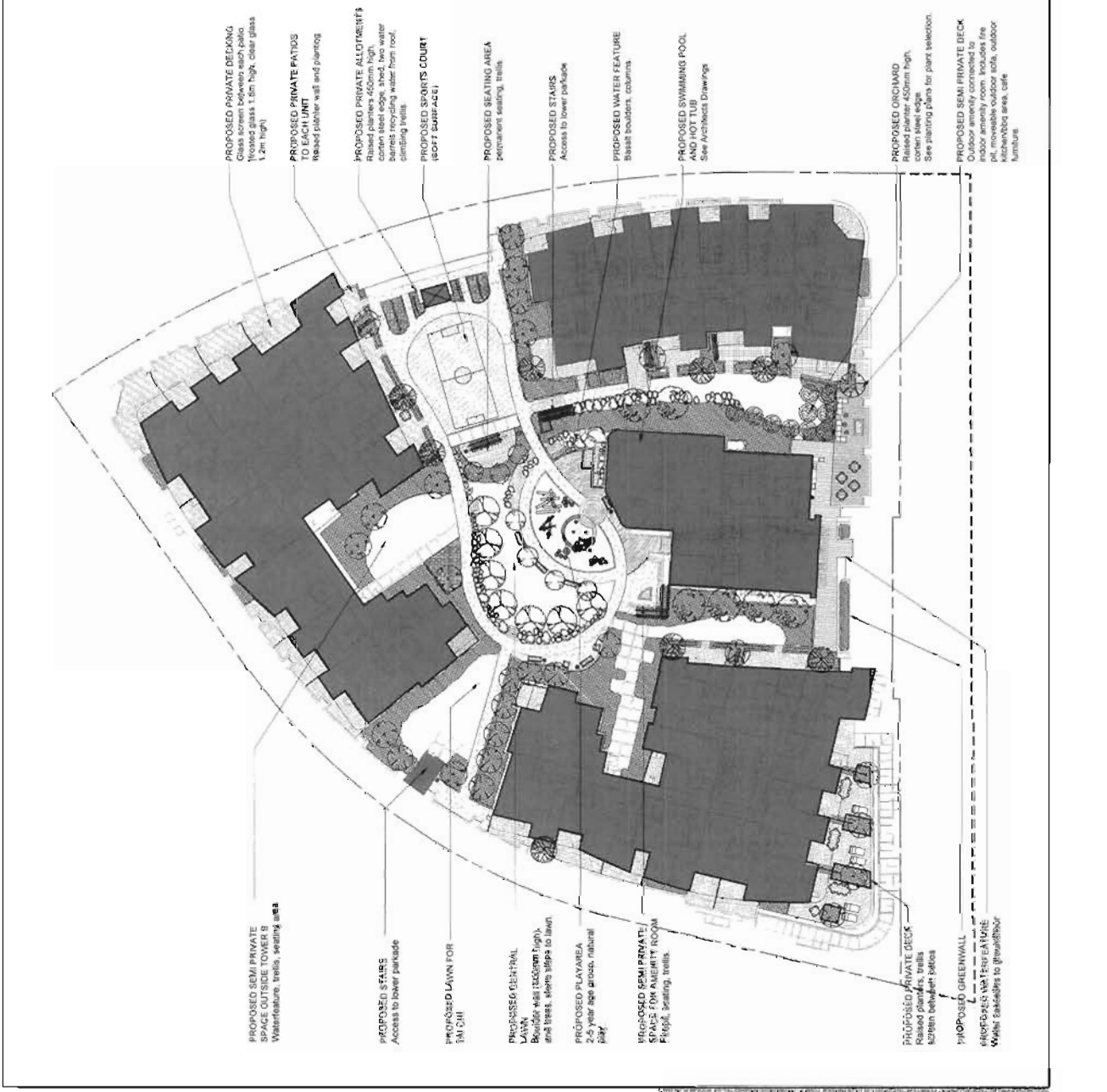
PROPOSED GREENWALL
 Water cascading to ground floor

Project: ALDERHOOD CEDARBRIDGE
 DP SUBMISSION
 Location: 7888 & 1770 ALDERBRIDGE WAY, RICHMOND, BC, V6X 2A2

Drawn	MS
Checked	MS
Approved	MOZZ
Date	1/20/12

LEGENDS

Symbol	Description
[Square with diagonal lines]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with horizontal lines]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with vertical lines]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with dots]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with wavy lines]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with grid]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with circles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with triangles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with diamonds]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with stars]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with squares]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with hexagons]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with octagons]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with decagons]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with dodecagons]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with hexagrams]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with octagrams]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with squares]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with circles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with triangles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with diamonds]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with stars]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with squares]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with circles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with triangles]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with diamonds]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)
[Square with stars]	PROPOSED SHARED AMENITY SPACE (CLUB HOUSE)



PROPOSED PRIVATE DECKING
 Glass screen between each patio. Flooded glass 1.5m high, clear glass 1.2m high.

PROPOSED PRIVATE PATIOS TO EACH UNIT
 Raised planter wall and planter.

PROPOSED PRIVATE ALLOTMENT'S
 Garden beds edge shed, two water barrels recycling water from roof, climbing trellis.

PROPOSED SWIMMING POOL AND HOT TUB
 See Architects Drawings

PROPOSED ORCHARD
 Raised planter 450mm high, corrugated steel edge. See planting plans for plant selection.

PROPOSED SEMI PRIVATE DECK
 Outdoor amenity room, includes fire pit, barbeque area, outdoor kitchen/cafe area, cafe furniture.

PROPOSED GREENWALL
 Water cascading to ground floor

Drawing #
 VZP Project #
DP2011-35
 Drawing #

Project: ALDERBRIDGE CEDARBRIDGE
 DP SUBMISSION
 Location: 7886 & 7720 ALDERBRIDGE WAY RICHMOND, BC V6V 2A2

Blowup Plan Location

Ground Level Key Map (M/S)

Podium Level Key Map (M/S)

Revised Table for Callings

Revision Table

Client: ALDERBRIDGE CEDARBRIDGE
 Designer: [Logo]
 Date: 11/2011

LEGENDS

PROPOSED RAISED HERO GARDENS
 Concrete base, 400mm high, regular gabbling

PROPOSED WATER RAIN BARRELS (2)
 Water recycled from shed roof

PROPOSED SHED
 See details page

PROPOSED GRAVEL MAINTENANCE STRIP
 See details page

PROPOSED PLAYAREA 'NATURAL PLAY'
 See LD-4. Concrete band 250mm and wood flay to CSA standards

SPORTS COURT
 Artificial turf. See LD-04 for details

SMALLER SCHEDULE

GRASSES SCHEDULE

TREE LEGEND

TREES SCHEDULE

PROPOSED WATER RAIN BARRELS

PROPOSED RAISED HERO GARDENS

PROPOSED SHED

PROPOSED GRAVEL MAINTENANCE STRIP

PROPOSED PLAYAREA 'NATURAL PLAY'

SPORTS COURT

126266



3030 10th Street, Suite 100
 Richmond, BC V6V 2A2
 Tel: 604.273.8888
 Fax: 604.273.8889
 www.v2c.ca

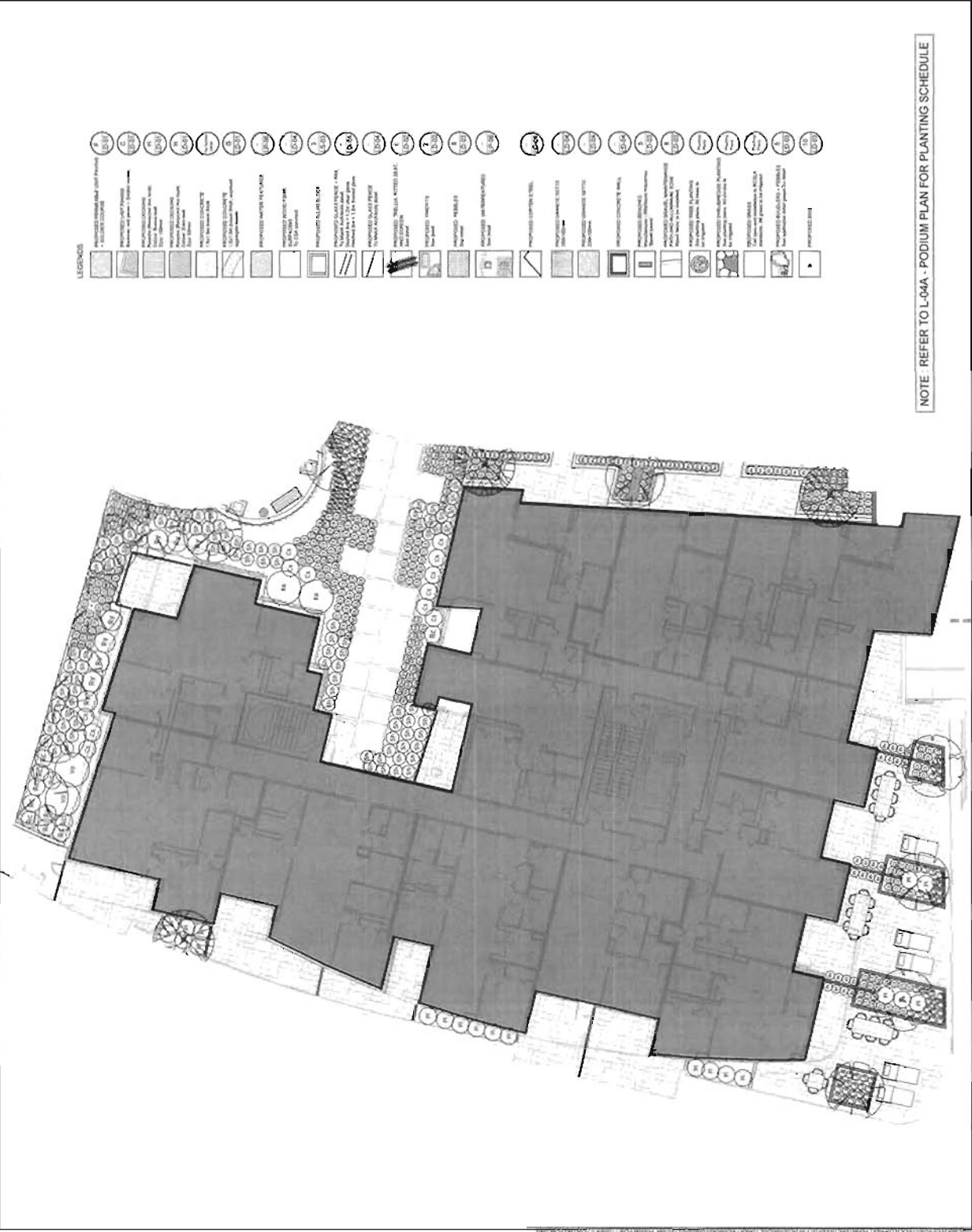


Revision Table for Drawings:

No.	Description	Date
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2	Issue for RFP	10/12/2010
3	Issue for RFP	10/12/2010
4	Issue for RFP	10/12/2010
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49	Issue for RFP	10/12/2010
50	Issue for RFP	10/12/2010

Project: ALBERKROOK CEDARROCK
 DP SUBMISSION
 Location: 1000 & 7700 ALBERKROOK WAY
 RICHMOND, BC
 V6V 2A2


Drawn	MS
MS ID	
Checked	MS
MS	
Approved	JMOZ
Scale	1:20



LEGENDS


1	PROPOSED EXTERIOR WALL FINISH
2	PROPOSED EXTERIOR WALL FINISH
3	PROPOSED EXTERIOR WALL FINISH
4	PROPOSED EXTERIOR WALL FINISH
5	PROPOSED EXTERIOR WALL FINISH
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45	PROPOSED EXTERIOR WALL FINISH
46	PROPOSED EXTERIOR WALL FINISH
47	PROPOSED EXTERIOR WALL FINISH
48	PROPOSED EXTERIOR WALL FINISH
49	PROPOSED EXTERIOR WALL FINISH
50	PROPOSED EXTERIOR WALL FINISH

NOTE - REFER TO L-04A - PODIUM PLAN FOR PLANTING SCHEDULE




AP ARCHITECTURAL PARTNERS ASSOCIATES INC.
 1000 WEST 10TH AVENUE, SUITE 1000
 VANCOUVER, BC V6H 2E9
 TEL: 604.681.1234
 FAX: 604.681.1235
 WWW.APARCHITECTS.COM

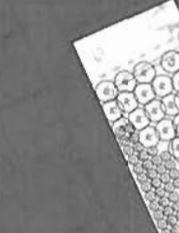
Key Map



Ground Level Key Map (NTS)



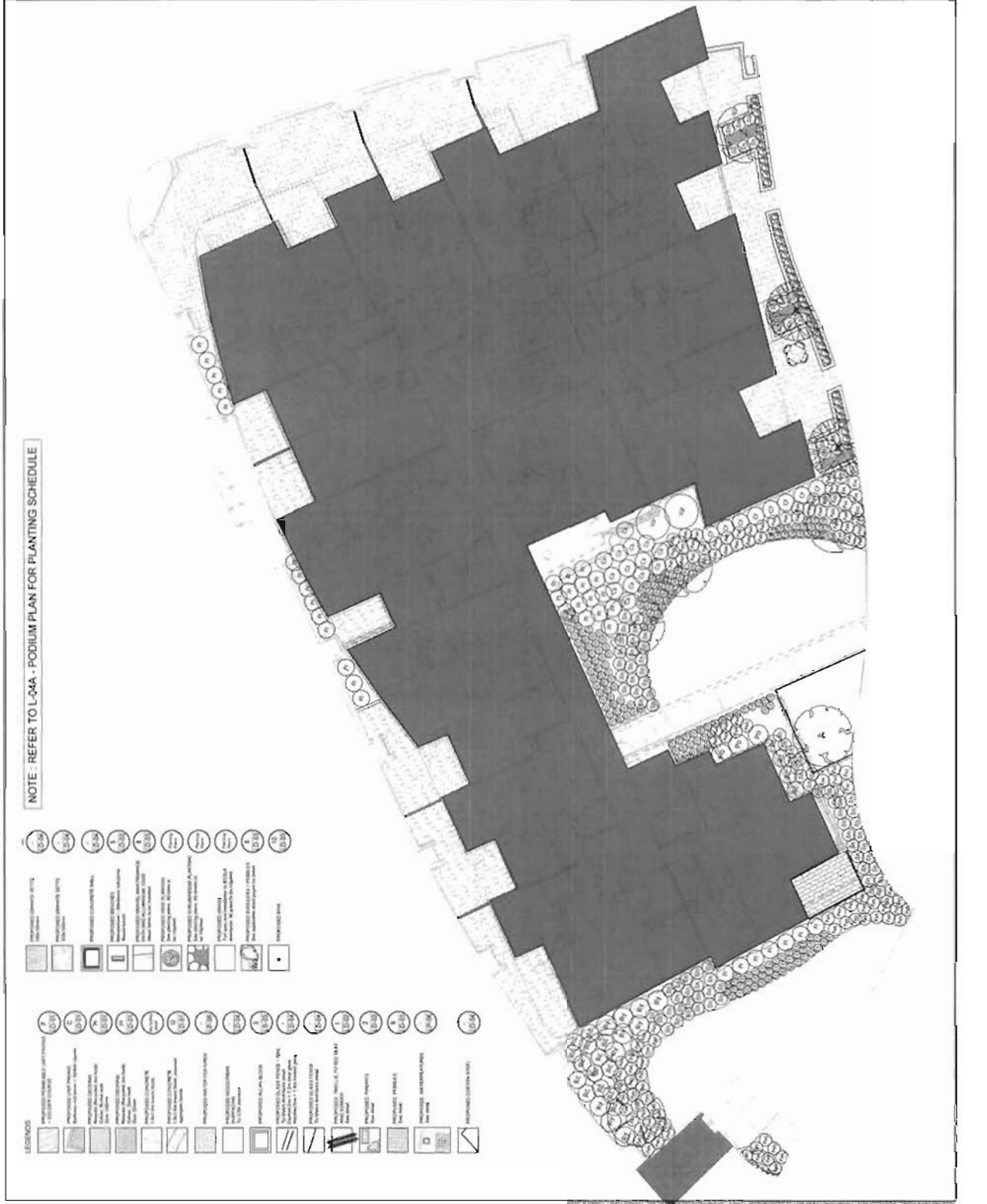
Podium Level Key Map (NTS)



NO.	DESCRIPTION	DATE
1	PRELIMINARY	03/20/11
2	REVISED	04/15/11
3	REVISED	05/10/11
4	REVISED	06/01/11
5	REVISED	07/01/11
6	REVISED	08/01/11
7	REVISED	09/01/11
8	REVISED	10/01/11
9	REVISED	11/01/11
10	REVISED	12/01/11

REVISIONS TABLE FOR SUBMISSIONS

Project: ALDERBROOK/CEDARBROOK
 DP SUBMISSION
 Location: 1860 & 1770 ALDERBROOK WAY
 RICHMOND, BC
 V6V 2A2

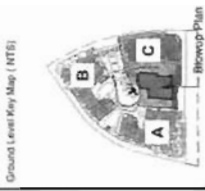
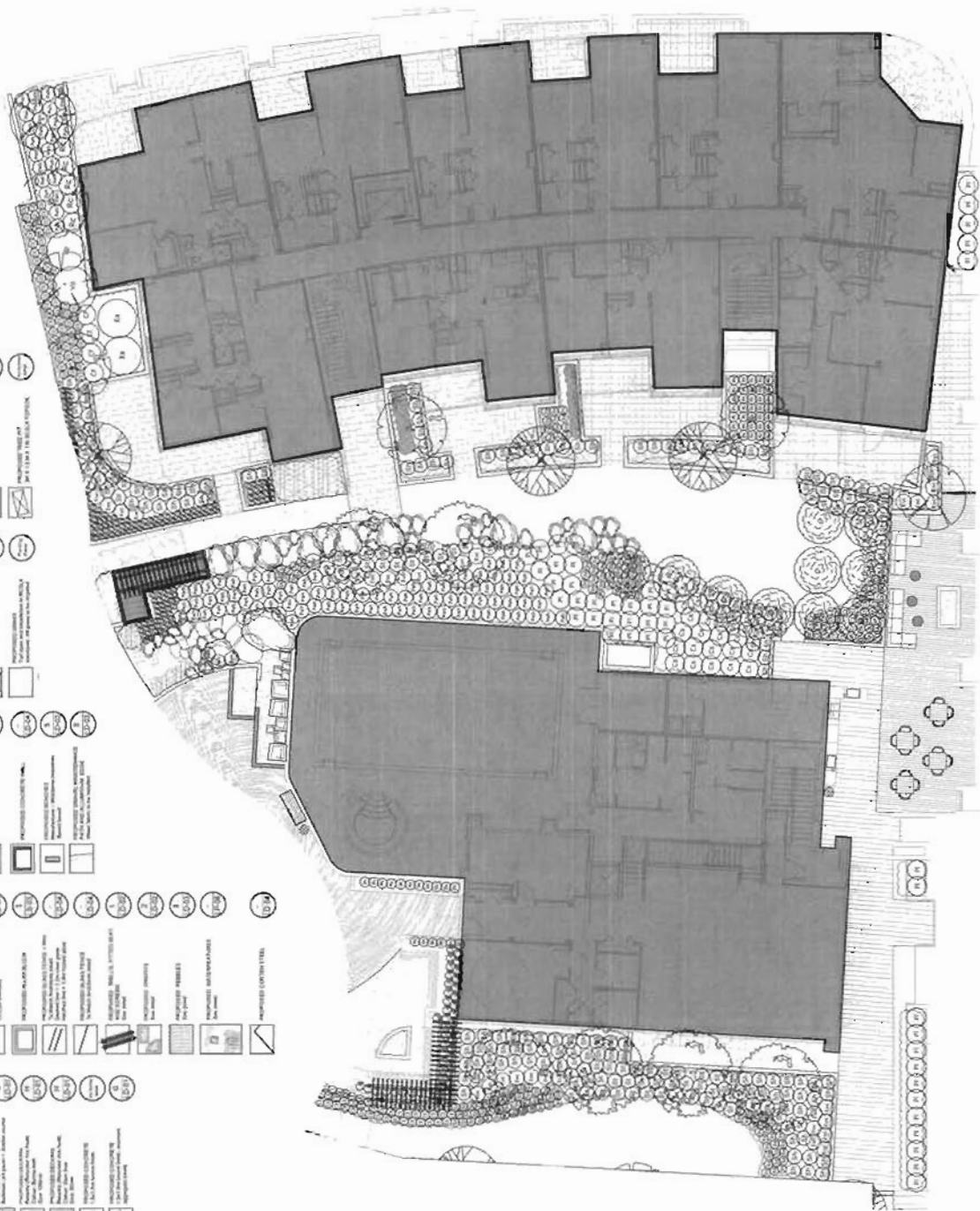


12626 615-23

NOTE - REFER TO L-04A - PODIUM PLAN FOR PLANTING SCHEDULE

LEGEND

	PLANTING SCHEDULE L-04A
	PLANTING SCHEDULE L-04B
	PLANTING SCHEDULE L-04C
	PLANTING SCHEDULE L-04D
	PLANTING SCHEDULE L-04E
	PLANTING SCHEDULE L-04F
	PLANTING SCHEDULE L-04G
	PLANTING SCHEDULE L-04H
	PLANTING SCHEDULE L-04I
	PLANTING SCHEDULE L-04J
	PLANTING SCHEDULE L-04K
	PLANTING SCHEDULE L-04L
	PLANTING SCHEDULE L-04M
	PLANTING SCHEDULE L-04N
	PLANTING SCHEDULE L-04O
	PLANTING SCHEDULE L-04P
	PLANTING SCHEDULE L-04Q
	PLANTING SCHEDULE L-04R
	PLANTING SCHEDULE L-04S
	PLANTING SCHEDULE L-04T
	PLANTING SCHEDULE L-04U
	PLANTING SCHEDULE L-04V
	PLANTING SCHEDULE L-04W
	PLANTING SCHEDULE L-04X
	PLANTING SCHEDULE L-04Y
	PLANTING SCHEDULE L-04Z



REVISIONS TABLE FOR DIMENSIONS

NO.	DATE	DESCRIPTION
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2	08/11/2011	ISSUED FOR PERMITS
3	08/11/2011	ISSUED FOR PERMITS
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8	08/11/2011	ISSUED FOR PERMITS
9	08/11/2011	ISSUED FOR PERMITS
10	08/11/2011	ISSUED FOR PERMITS

PROJECT:
 ALDENBROOK CEDARHURST
 DP SUBMISSION
 1000 & 7700 ALDENBROOK WAY
 RICHMOND, BC
 V6V 2A2

Drawn	_____
Checked	_____
Approved	_____
Scale	1:100

12626015-24

Project:
 ALDENBOROUGH CEDARWOOD
 DP
 SUBMISSION
 Location:
 7865 & 7720 ALDENBOROUGH WAY
 RICHMOND, GA
 31324

Drawn	Checked	Approved	Scale
MS JD	MS	MS	1:200

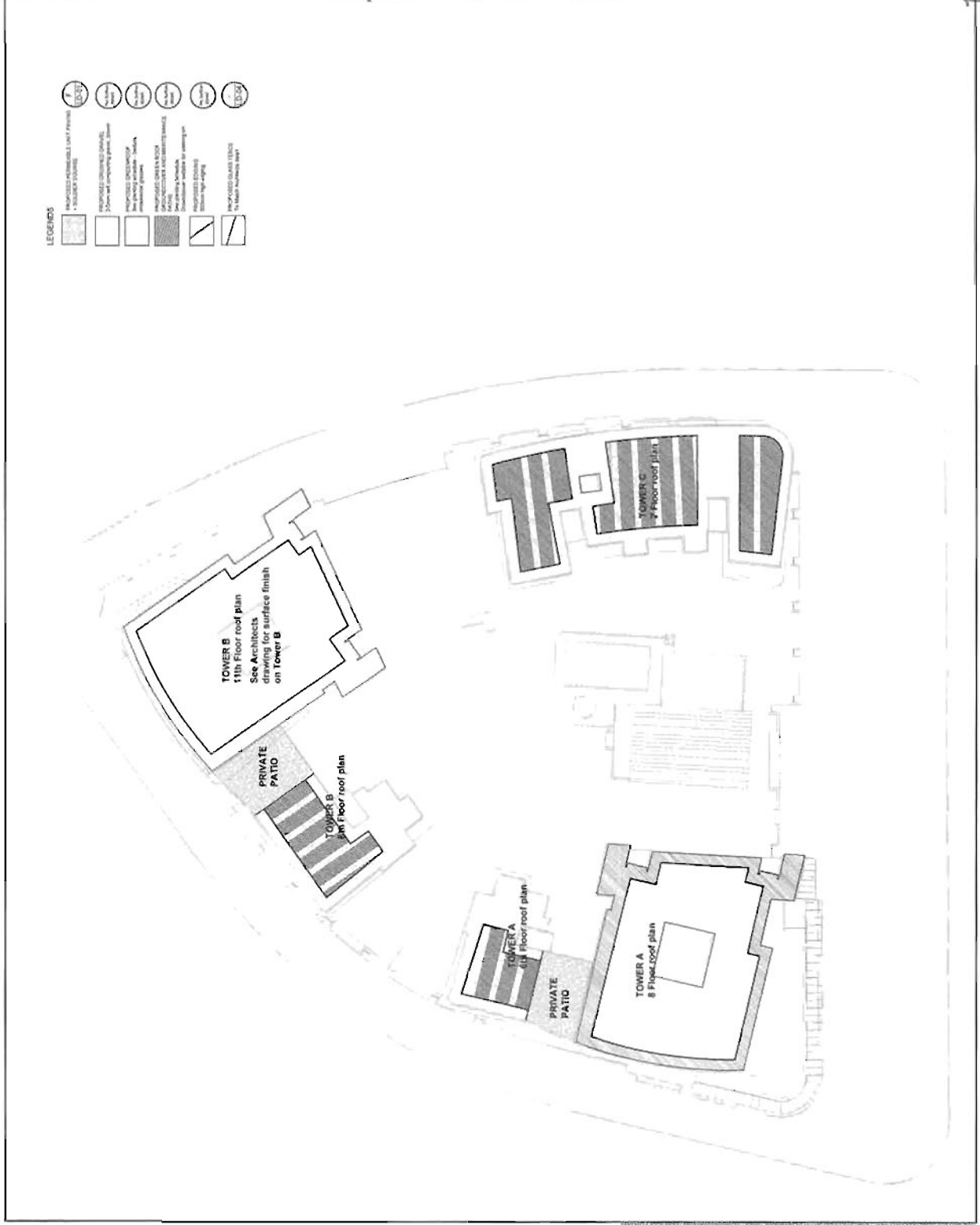
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NO.	REVISION	DATE
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2	REVISED FOR PERMIT	08/12/2011
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4	REVISED FOR PERMIT	08/12/2011
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6	REVISED FOR PERMIT	08/12/2011
7	REVISED FOR PERMIT	08/12/2011
8	REVISED FOR PERMIT	08/12/2011
9	REVISED FOR PERMIT	08/12/2011

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/12/2011
2	REVISED FOR PERMIT	08/12/2011
3	REVISED FOR PERMIT	08/12/2011
4	REVISED FOR PERMIT	08/12/2011
5	REVISED FOR PERMIT	08/12/2011
6	REVISED FOR PERMIT	08/12/2011
7	REVISED FOR PERMIT	08/12/2011
8	REVISED FOR PERMIT	08/12/2011
9	REVISED FOR PERMIT	08/12/2011



- LEGENDS**
- HATCHED PATTERNS FOR FINISHES
 - HATCHED PATTERNS FOR FINISHES
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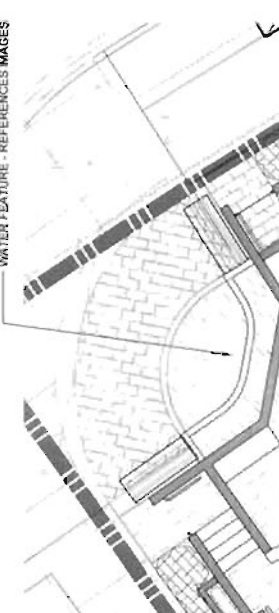
VCD Project # **DP2011-35** Drawing # **L-06A**
WATER FEATURE 1-34 Drawing Title
 PROJECT: ALDERBRIDGE/CEARBRIDGE
 DP SUBMISSION
 LOCATION: 7790 & 7720 ALDERBRIDGE WAY, RICHMOND, BC V6Y 2A2

Drawn	TD
Checked	MS
Approved	MOZ
Scale	AS SHOWN


12 620 615-26

1 WATER FEATURE 1 - NORTH PROJECT - GROUND LEVEL

SCALE: 1/8"

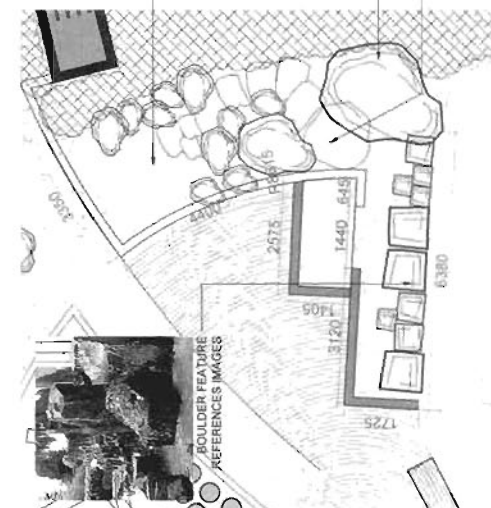


WATER FEATURE - REFERENCES IMAGES




3 WATER FEATURE 3 - CENTRAL PROJECT - PODIUM LEVEL


SCALE: 1/8"




BOULDER FEATURE REFERENCES IMAGES




BOULDER - REFERENCES IMAGES




CASCADING WATER FEATURE REFERENCES IMAGES




5 RIVER ROCK - REFERENCES IMAGES



Ground Level Key Map (NTS)



Podium Level Key Map (NTS)



WATER FEATURE 2

WATER FEATURE 3

#	NO.	DATE	BY	APP.
1	1	04/24/2011	TD	MS
2	2	04/28/2011	MS	MS
3	3	04/28/2011	MS	MS
4	4	04/28/2011	MS	MS
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32	32	04/28/2011	MS	MS
33	33	04/28/2011	MS	MS
34	34	04/28/2011	MS	MS

WATER FEATURE 2

WATER FEATURE 3

WATER FEATURE 4

WATER FEATURE 5

WATER FEATURE 6

WATER FEATURE 7

WATER FEATURE 8

WATER FEATURE 9

WATER FEATURE 10

WATER FEATURE 11

WATER FEATURE 12

WATER FEATURE 13

WATER FEATURE 14

WATER FEATURE 15

WATER FEATURE 16

WATER FEATURE 17

WATER FEATURE 18

WATER FEATURE 19

WATER FEATURE 20

WATER FEATURE 21

WATER FEATURE 22

WATER FEATURE 23

WATER FEATURE 24

WATER FEATURE 25

WATER FEATURE 26

WATER FEATURE 27

WATER FEATURE 28

WATER FEATURE 29

WATER FEATURE 30

WATER FEATURE 31

WATER FEATURE 32

WATER FEATURE 33

WATER FEATURE 34



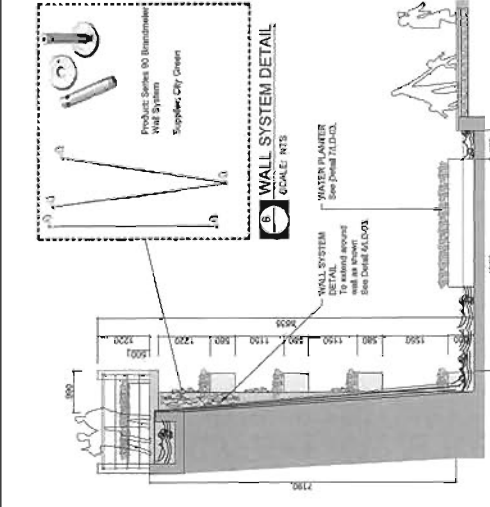
Ground Level Key Map (NTS)



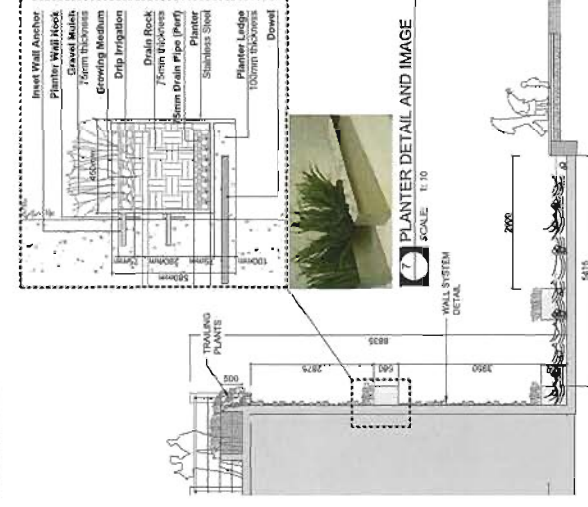
Podium Level Key Map (NTS)



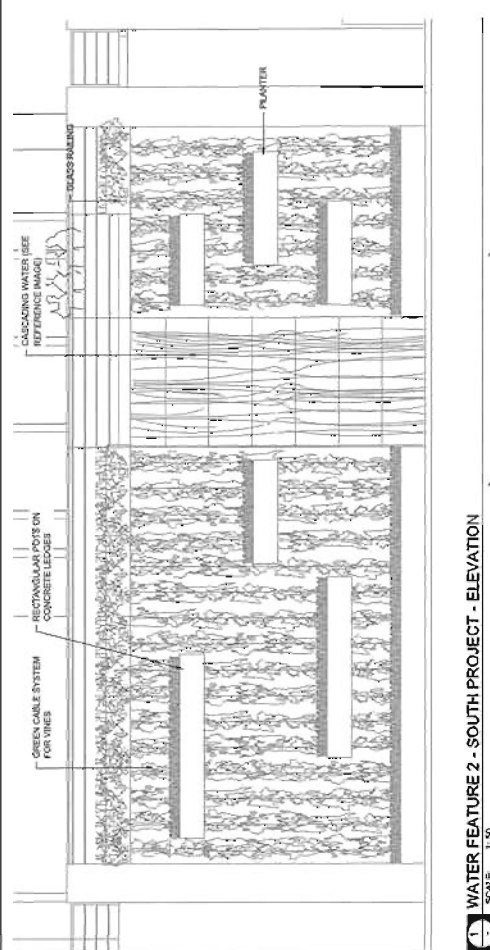
NOTE: Details for water feature are to be further developed and refined along with the detailed design of the park/greenway.



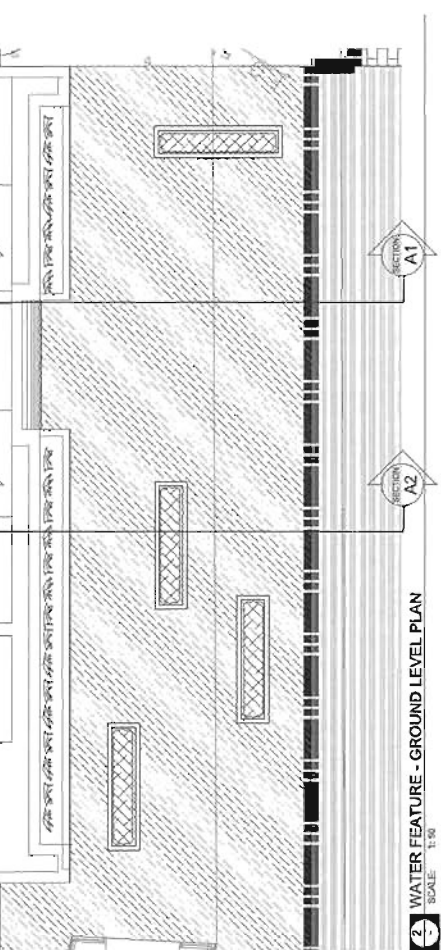
4 WATER FEATURE 2 - SECTION A1-A1
SCALE: 1:50



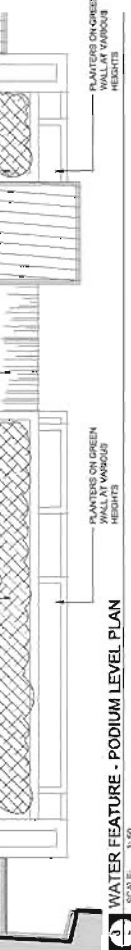
5 WATER FEATURE 2 - SECTION A2-A2
SCALE: 1:50



1 WATER FEATURE 2 - SOUTH PROJECT - ELEVATION
SCALE: 1:50



2 WATER FEATURE - GROUND LEVEL PLAN
SCALE: 1:50



3 WATER FEATURE - PODIUM LEVEL PLAN
SCALE: 1:50

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	15.10.2012
2	ISSUE FOR PERMITTING	15.10.2012
3	ISSUE FOR PERMITTING	15.10.2012
4	ISSUE FOR PERMITTING	15.10.2012
5	ISSUE FOR PERMITTING	15.10.2012
6	ISSUE FOR PERMITTING	15.10.2012
7	ISSUE FOR PERMITTING	15.10.2012
8	ISSUE FOR PERMITTING	15.10.2012
9	ISSUE FOR PERMITTING	15.10.2012
10	ISSUE FOR PERMITTING	15.10.2012

REVISIONS TABLE FOR DRAWING

Project: ALDERBORO/CEASARBRIDGE
DP SUBMISSION

Location: 7680 & 7720 ALDERBORO WAY
RICHMOND, BC
V6X 2A7

Drawn:	Scale:
MB	1:200
TD	
Checked:	Approved:
MB	NTS
	Original Date:
	25.10.2012

12626615-27



DP2011-35

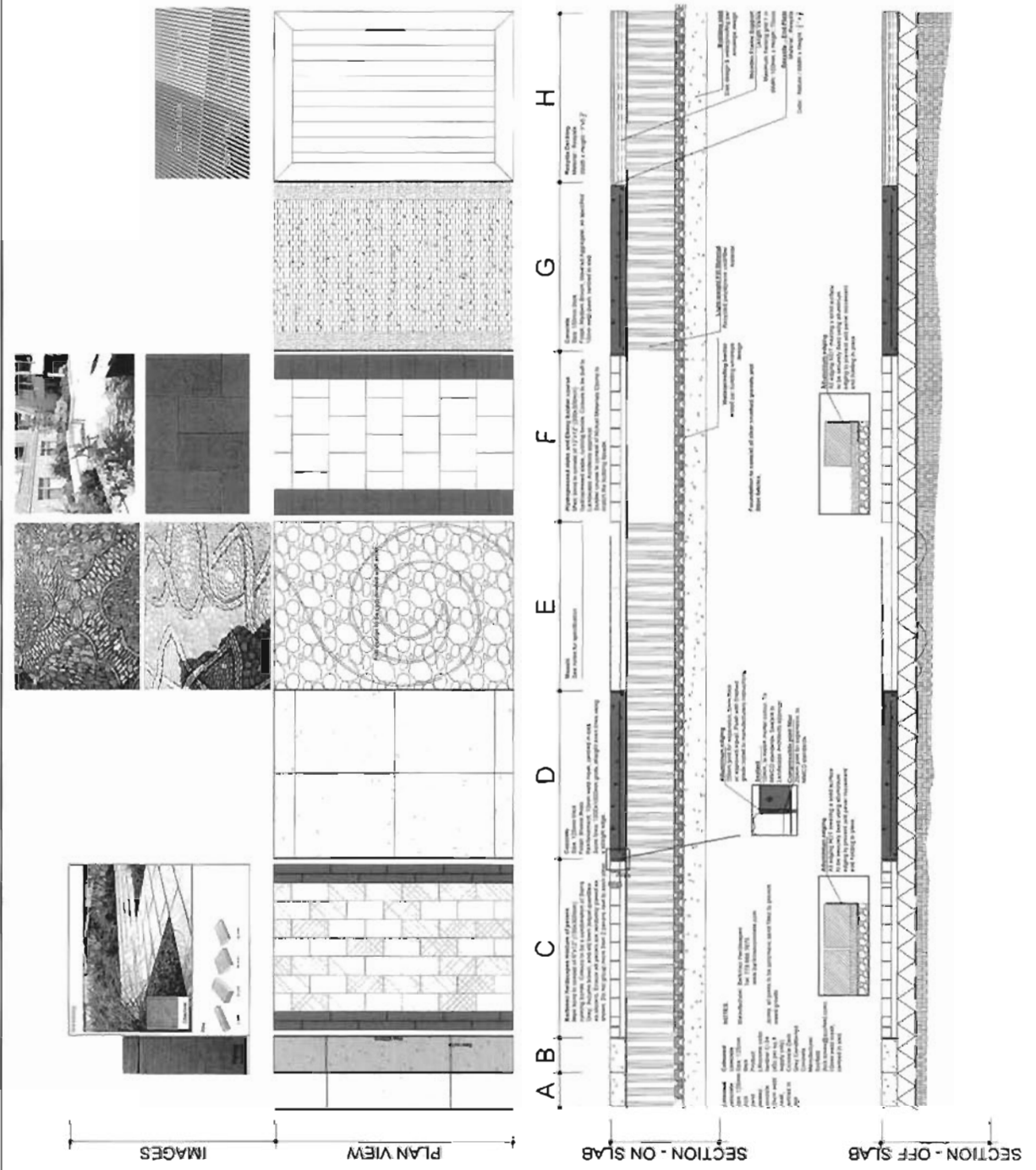
L-06B





Drawn	MS	MS
Checked	MS	MS
Approved	MS	MS
Date	1/13	1/13

Project	ALDERBRIDGE CEDARBRIDGE
Location	7890 & 7720 ALDERBRIDGE WAY RICHMOND, BC V6V 2A2
Submission	DP
Revision	1
Date	11/17/2011
By	MS
Check	MS
Approved	MS
Date	11/17/2011

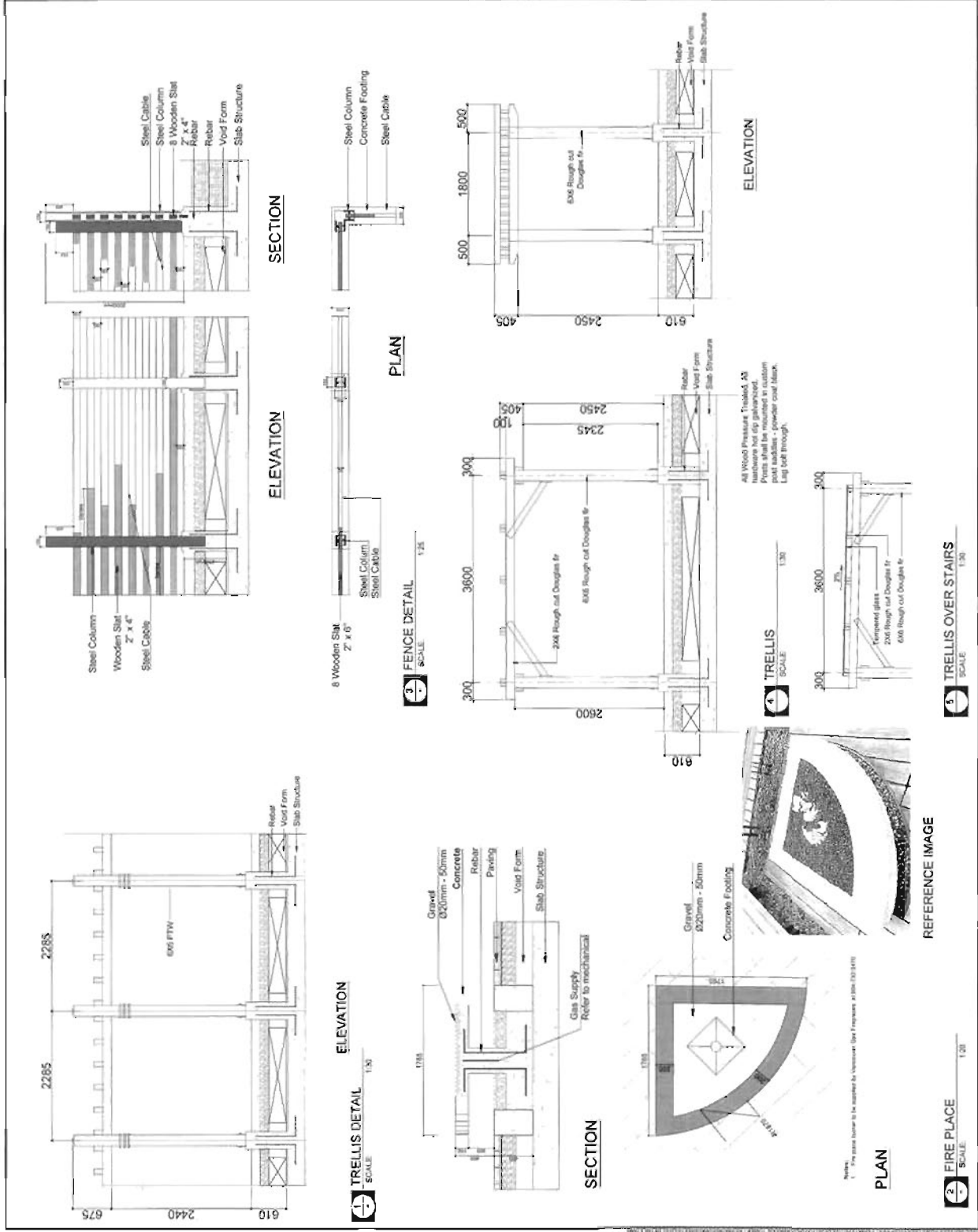


NOTES

1. General: Refer to the DP for all details.
2. Materials: All materials shall be as specified in the schedule.
3. Installation: All paving shall be installed in accordance with the manufacturer's instructions.
4. Slope: All paving shall be installed with a slope of 1% towards the drainage.
5. Expansion Joints: Expansion joints shall be installed at the locations shown in the schedule.
6. Edge Detail: The edge detail shall be as shown in the schedule.
7. Subgrade: The subgrade shall be as shown in the schedule.
8. Drainage: The drainage shall be as shown in the schedule.
9. Finish: The finish shall be as shown in the schedule.
10. Maintenance: The paving shall be maintained in accordance with the manufacturer's instructions.



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 604-273-8888 • www.vansteel.com



REVISIONS

No.	Description	Date
1	Issue for construction	10/20/21
2	Revised for construction	10/20/21
3	Revised for construction	10/20/21
4	Revised for construction	10/20/21
5	Revised for construction	10/20/21
6	Revised for construction	10/20/21
7	Revised for construction	10/20/21
8	Revised for construction	10/20/21
9	Revised for construction	10/20/21
10	Revised for construction	10/20/21

PROJECT: ALDENROODE / CEDARROODE
 DP SUBMISSION
 Location: 1005 & 770 ALDENROODE WAY, RICHMOND, BC V6V 2A9

Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 Stamp: [Stamp]
 Scale: 1/32

12 626 615 -29
 LD-02
 Drawing #

DP2011-35
 Drawing Title
 DETAILS 2



12626 015-30

LD-03

DP2011-35

Project: ALDERWOOD GEDAGROOR

Location: 1800 & 7700 ALDERWOOD WAY, RICHMOND, BC V6Y 2A2

Submitted: 12.15.2010

Drawn by: [Name]

Checked by: [Name]

Approved by: [Name]

Scale: AS SHOWN

12626 015-30

DETAILS 1 - GENERAL DETAILS

Project: ALDERWOOD GEDAGROOR

Location: 1800 & 7700 ALDERWOOD WAY, RICHMOND, BC V6Y 2A2

Submitted: 12.15.2010

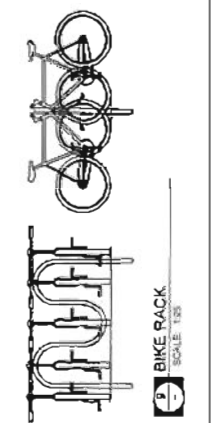
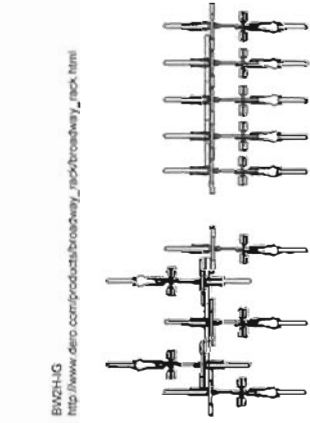
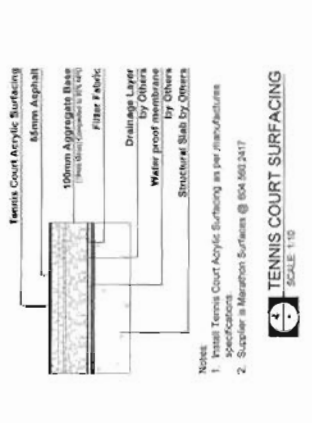
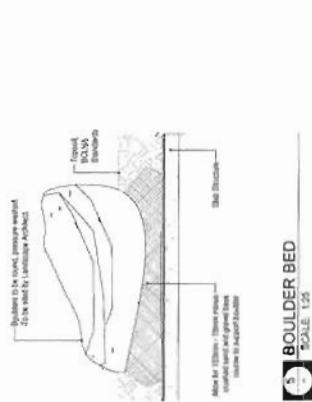
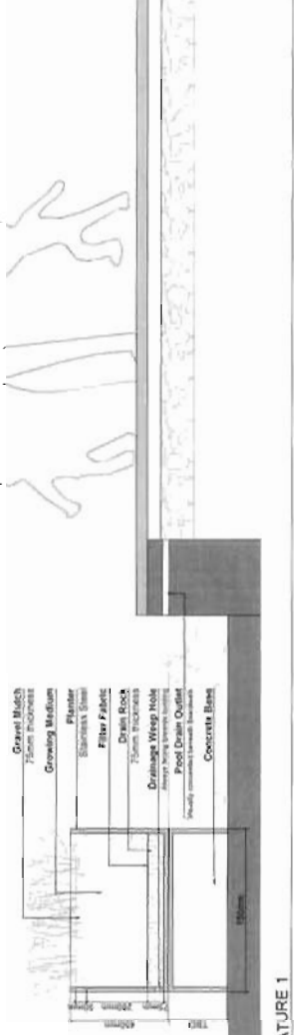
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Checked by: [Name]

Approved by: [Name]

Scale: AS SHOWN

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2	ISSUE FOR CONSTRUCTION	
3	ISSUE FOR CONSTRUCTION	
4	ISSUE FOR CONSTRUCTION	
5	ISSUE FOR CONSTRUCTION	
6	ISSUE FOR CONSTRUCTION	
7	ISSUE FOR CONSTRUCTION	
8	ISSUE FOR CONSTRUCTION	
9	ISSUE FOR CONSTRUCTION	
10	ISSUE FOR CONSTRUCTION	



Project: ALDERWOOD GEDAGROOR

Location: 1800 & 7700 ALDERWOOD WAY, RICHMOND, BC V6Y 2A2

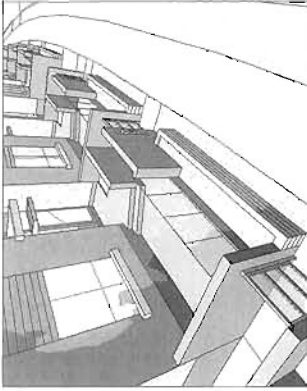
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Approved by: [Name]

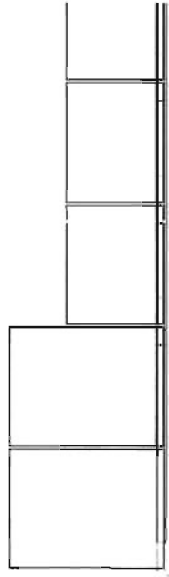
Scale: AS SHOWN



1. SAMPLE IMAGE OF THE FRONT GARDENS PLANTING, INCLUDING SCHEMATIC AND LANDSCAPE (LEFT) SEE MASTERPLAN AND PLANTING PLANS FOR FURTHER DETAIL.

2. LEVEL BELOW TO BE USED ON ALL THE UPPER BALCONIES ON THE PODIUM AND UPPER LEVELS AS INDICATED ON THE MASTERPLAN. MOST BALCONIES CONTAIN FROSTED GLASS SCREENS TO PROVIDE VISUAL PRIVACY AND A MINIMUM 1.1M HIGH REFER TO THE ARCHITECTS DRAWINGS FOR CLEAR GLASS DETAIL.

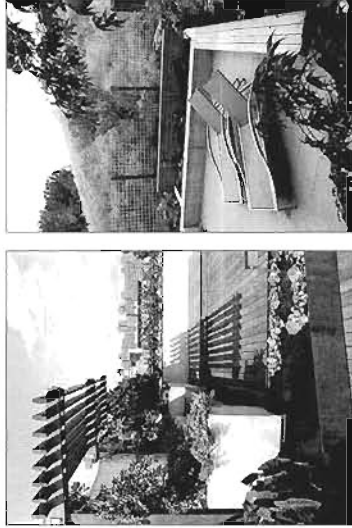
2. PRIVATE GARDENS SCALE: 1/25



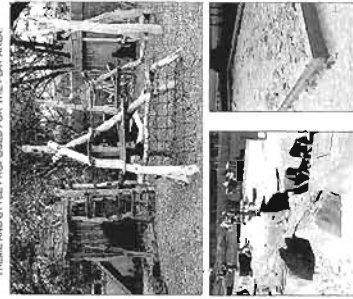
2. GLASS RAILS SCALE: 1/25



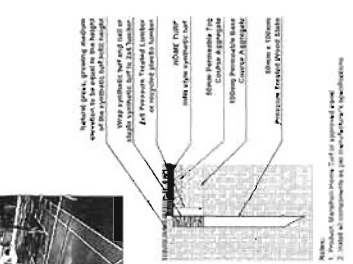
3. SELECTION OF PRECEDENT IMAGES WITHIN THE INTENDED WATER FEATURES, BENCH STYLES, OVER HEAD TRELLIS, AND GRANITE PAVING THEMES AND COLORS HAVE BEEN SELECTED TO REFLECT THE INTENDED WATER FEATURES, BENCH STYLES, GRANITE PAVING THEMES AND COLORS. STEEL REFLECTING IN PLANTING DESIGN AND GRANITE PAVING.



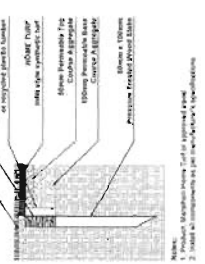
3. COURTYARDS SCALE: 1/25



4. NATURAL PLAY AREA CONSISTING OF LOG CLIMBING FRAMES, SLIDE AND CLIMBING BOLLARDS. THE IMAGES REPRESENT THE THEME AND STYLE PROPOSED FOR THE PLAY AREA.



5. MULTI-SPORTS COURT WITH SOFT RUBBER SURFACING INCLUDING BASKETBALL, TENNIS, HANDBALL, BASKETBALL.



6. MULTI-SPORTS COURT AND ARTIFICIAL TURF SCALE: 1/25



6. ALLOTMENTS SCALE: 1/25



12626615-31

Drawn by	MS
Checked by	MS
Approved by	MSZ
Date	AS 09/08

Project: ALDERBRIDGE GERRARD BRIDGE
 Location: 12626615-31
 12626615-31

No.	Description	Date
1	ISSUE FOR PERMITS	11/11/2012
2	ISSUE FOR PERMITS	11/11/2012
3	ISSUE FOR PERMITS	11/11/2012
4	ISSUE FOR PERMITS	11/11/2012
5	ISSUE FOR PERMITS	11/11/2012
6	ISSUE FOR PERMITS	11/11/2012
7	ISSUE FOR PERMITS	11/11/2012
8	ISSUE FOR PERMITS	11/11/2012
9	ISSUE FOR PERMITS	11/11/2012
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19	ISSUE FOR PERMITS	11/11/2012
20	ISSUE FOR PERMITS	11/11/2012

REVISIONS TABLE FOR DRAWINGS

Project: ALDERBRIDGE GERRARD BRIDGE
 Location: 12626615-31
 12626615-31

126266 32

LS-01
Drawing #

DP2011-35
VDC Project #

SECTION 1
Drawing Title



126266 32
126266 32

History

Drawn By	Checked By	Approved By	Date
MD	HE	MACE	1/29/10

PROJECT
ALDERBRIDGE CEMETERY

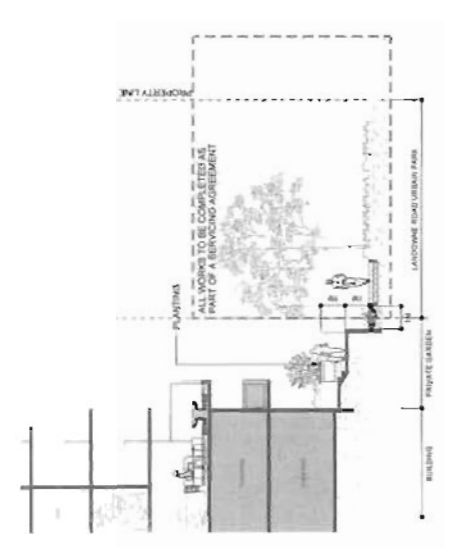
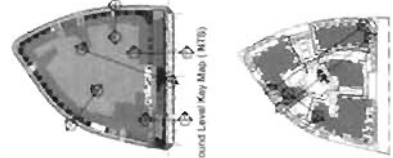
LOCATION
7960 & 7720 ALDERBRIDGE WAY
RICHMOND, VA

DATE
1/29/10

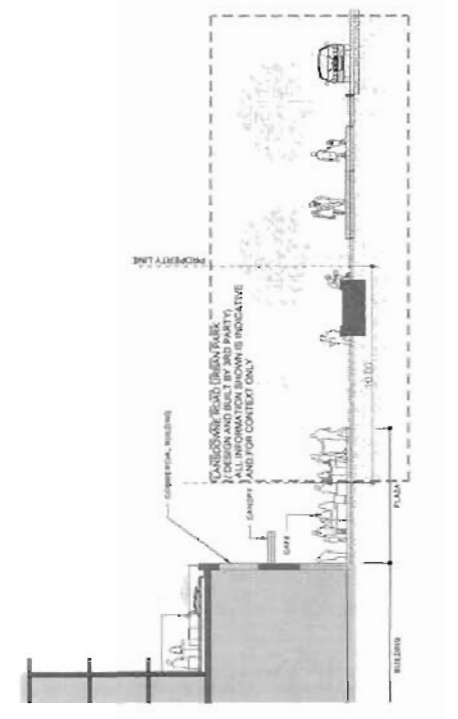
Revisions Table

No.	Description	Date
1	DP SUBMISSION	1/29/10
2	REVISIONS	2/10/10
3	REVISIONS	2/10/10
4	REVISIONS	2/10/10
5	REVISIONS	2/10/10
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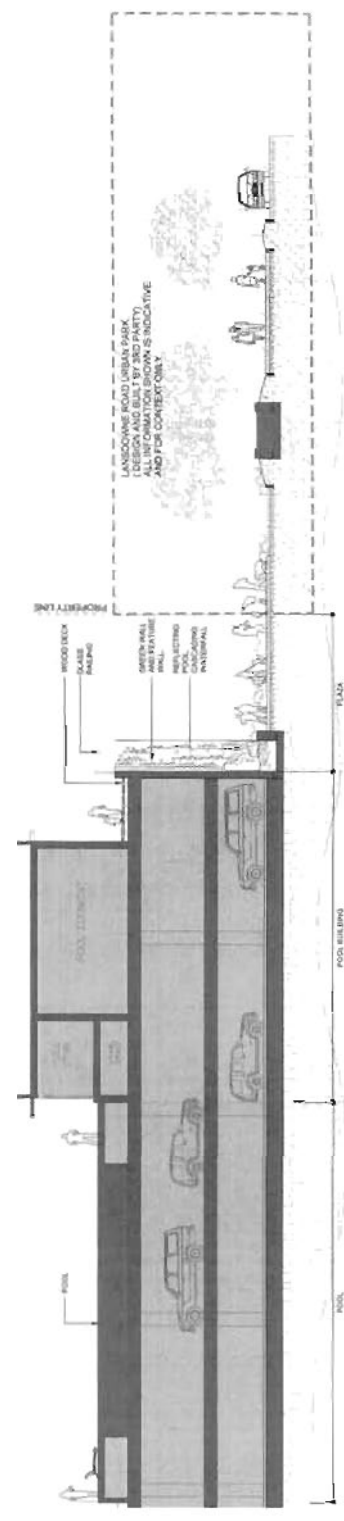
GROUND LEVEL KEY MAP (NTS)



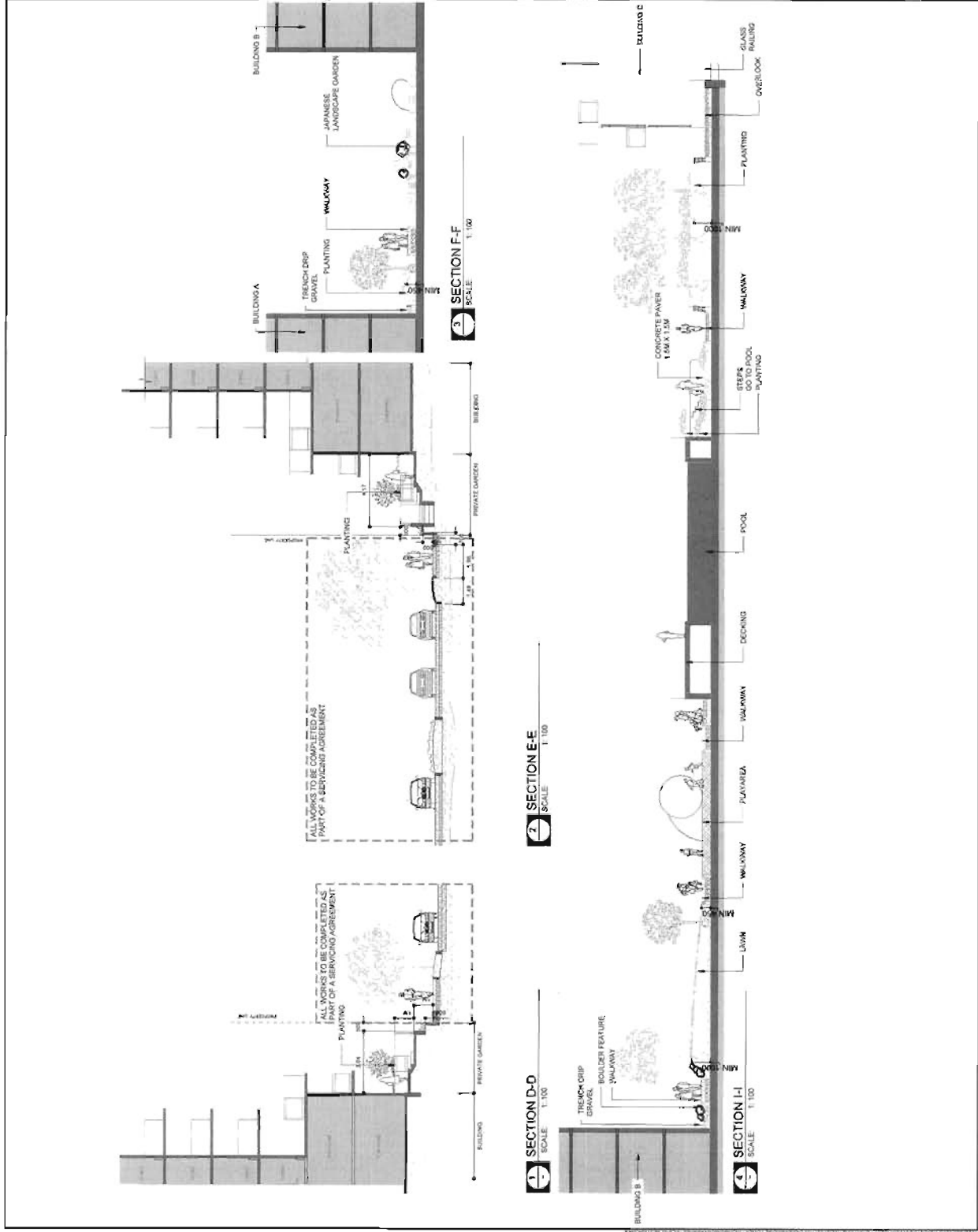
SECTION A-A
SCALE 1/100



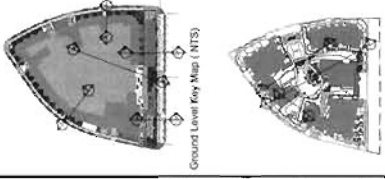
SECTION B-B
SCALE 1/100



SECTION C-C
SCALE 1/100



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 Landscape Architects
 1000 West 10th Street, Suite 100
 Vancouver, BC V6H 3G9
 Tel: 604.681.1111
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 www.vdz.com



REVISION TABLE FOR DRAWINGS

No.	By	Description	Date
1	AS	ISSUED FOR PERMIT	08.12.2010
2	AS	REVISED FOR PERMIT	08.12.2010
3	AS	REVISED FOR PERMIT	08.12.2010
4	AS	REVISED FOR PERMIT	08.12.2010
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8	AS	REVISED FOR PERMIT	08.12.2010
9	AS	REVISED FOR PERMIT	08.12.2010
10	AS	REVISED FOR PERMIT	08.12.2010

SECTION 2
 Drawing Title
 V122 Project #
 DP2011-35
 PROJECT: ALICEBRIDGE CEDARBRIDGE
 DP SUBMISSION
 LOCATION: 1988 & 7700 ALICEBRIDGE HWY RICHMOND, BC V6V 2A2

12626 029 T 5-33

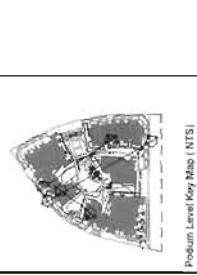
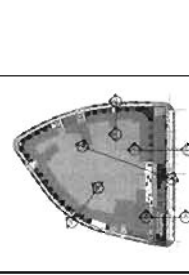
LS-02
 Drawing #

Drawn: MS TD
 Checked: MS
 Approved: MS
 Scale: AS DRAWN

QR CODE



van der Zalm + Associates Inc.
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No.	Description	Date
1	Issue for RFP	09/10/2010
2	Issue for RFP	10/24/2010
3	Issue for RFP	04/26/2011
4	Issue for RFP	04/26/2011
5	Issue for RFP	04/26/2011
6	Issue for RFP	04/26/2011
7	Issue for RFP	04/26/2011
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17	Issue for RFP	04/26/2011
18	Issue for RFP	04/26/2011
19	Issue for RFP	04/26/2011
20	Issue for RFP	04/26/2011

Project: ALDERBRIDGE CEDARBRIDGE
 Location: ALDERBRIDGE CEDARBRIDGE WAY
 RICHMOND, BC
 V6X 2A2

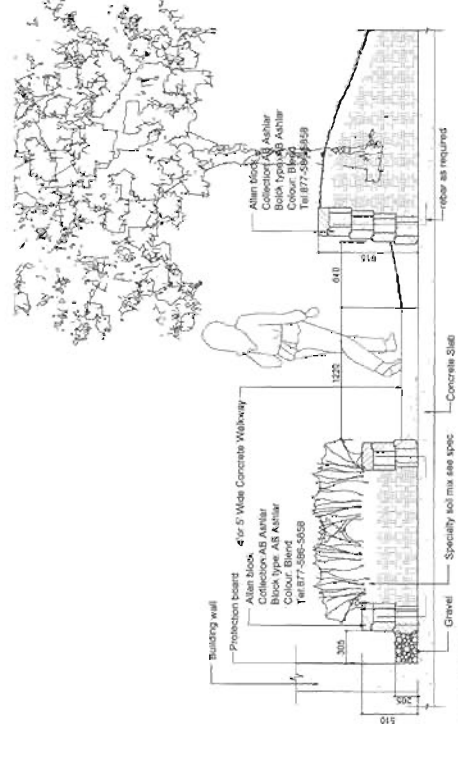
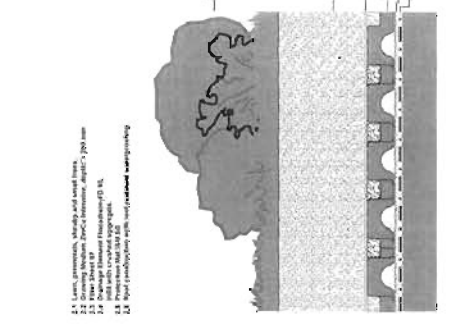
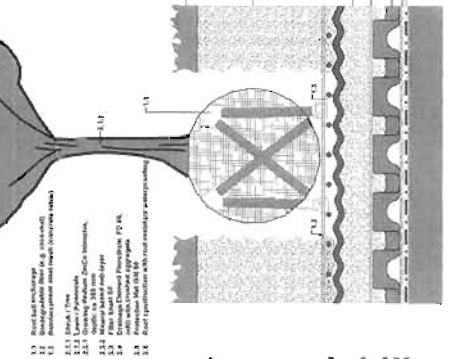
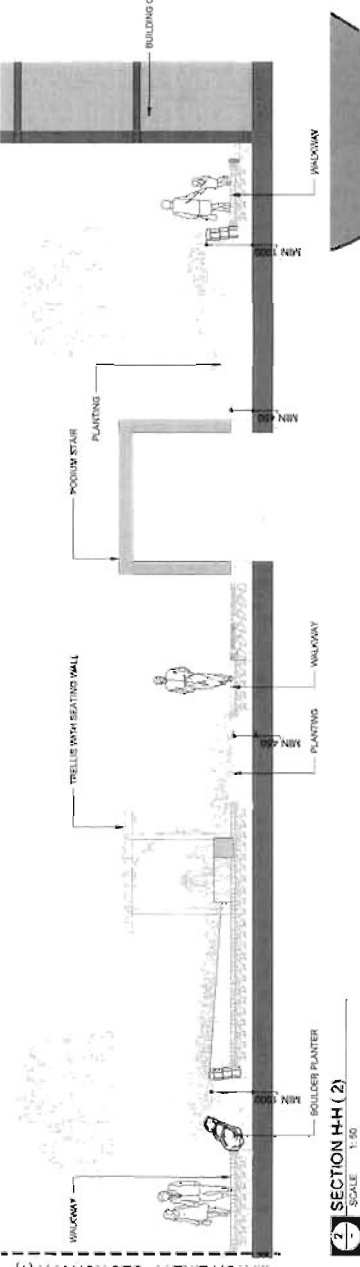
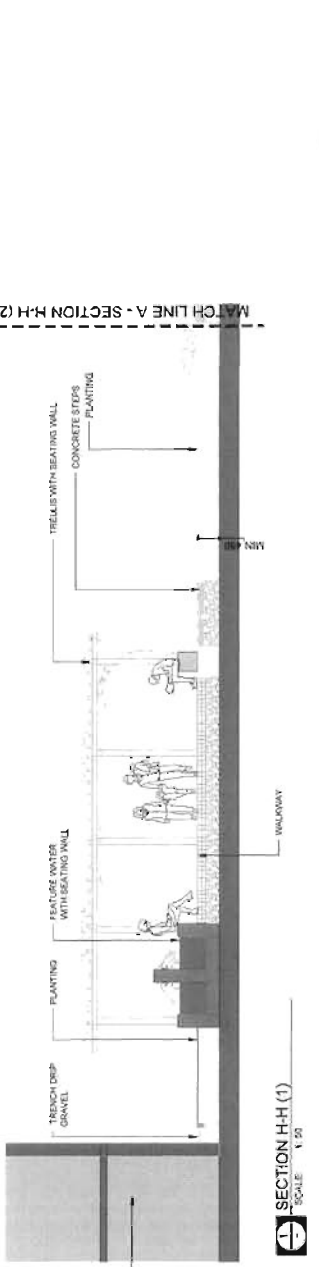
Revision Table for Drawings

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 Designer: [Name]
 Checker: [Name]
 Approver: [Name]

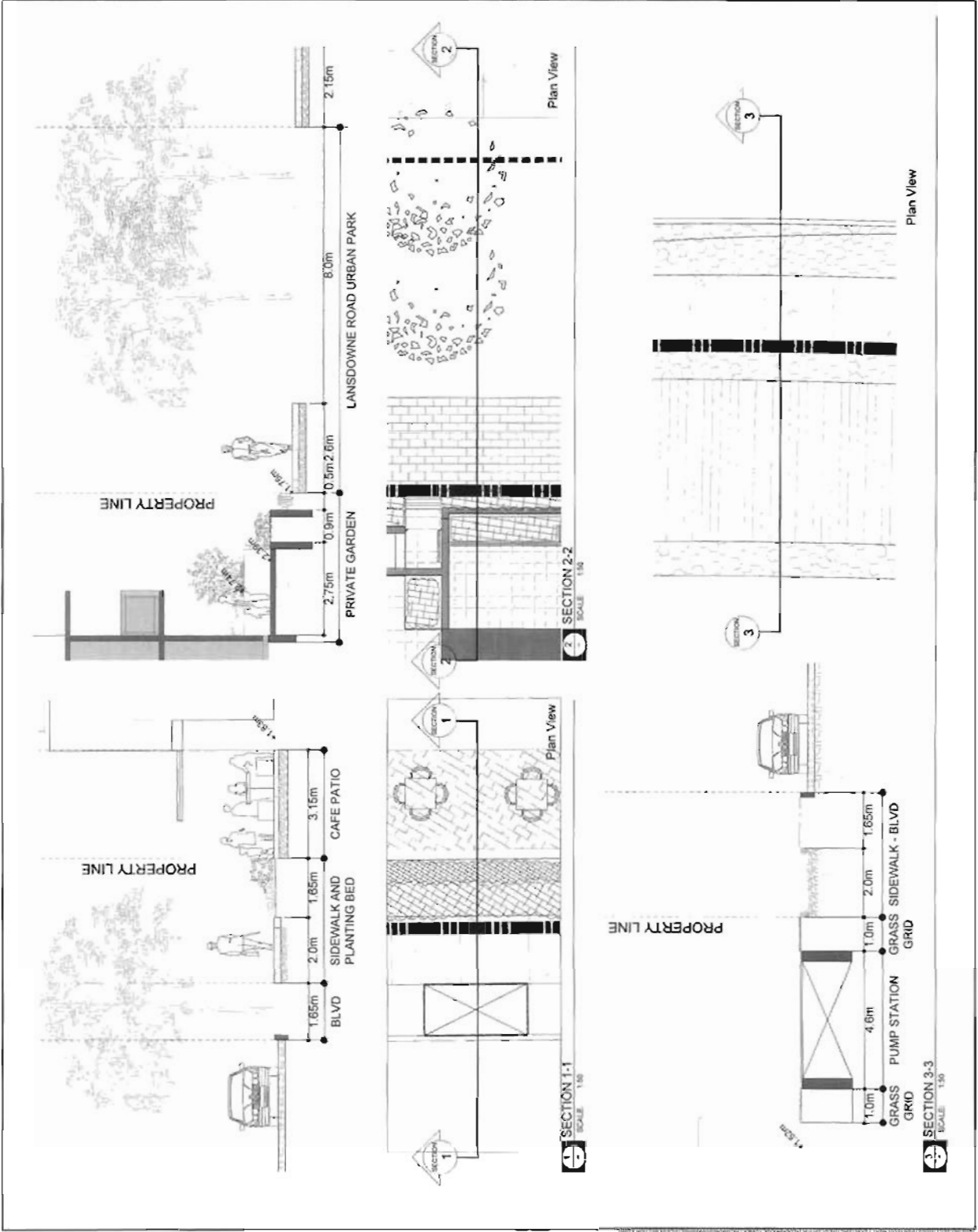
DP SUBMISSION

Original Station: [Date]
 Approved: [Date]

Scale: 1:20



12 626 6 34



Drawing # **LS-04**
 Drawing Title **SECTION 4**
 V02 Project # **DP2011-35**
 PROJECT: **ALLENBRIDGE CEDARBRIDGE**
 DP SUBMISSION
 Location: **1080 & 1770 ALLENBRIDGE WAY RICHMOND, BC V6X 2A2**
 Approved: **WJGZ**
 Scale: **1:200**
 Date: **12/20/2011**
 Checked: **MS**
 Drawn: **MS**

No.	Description	Date
1	ISSUE FOR PERMIT	04/20/2011
2	ISSUE FOR PERMIT	04/20/2011
3	ISSUE FOR PERMIT	04/20/2011
4	ISSUE FOR PERMIT	04/20/2011
5	ISSUE FOR PERMIT	04/20/2011
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19	ISSUE FOR PERMIT	04/20/2011
20	ISSUE FOR PERMIT	04/20/2011

Project: **ALLENBRIDGE CEDARBRIDGE**
 DP SUBMISSION
 Location: **1080 & 1770 ALLENBRIDGE WAY RICHMOND, BC V6X 2A2**
 Approved: **WJGZ**
 Scale: **1:200**
 Date: **12/20/2011**
 Checked: **MS**
 Drawn: **MS**

Drawing # **LS-04**
 Drawing Title **SECTION 4**
 V02 Project # **DP2011-35**

126200-35

CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES ARE AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

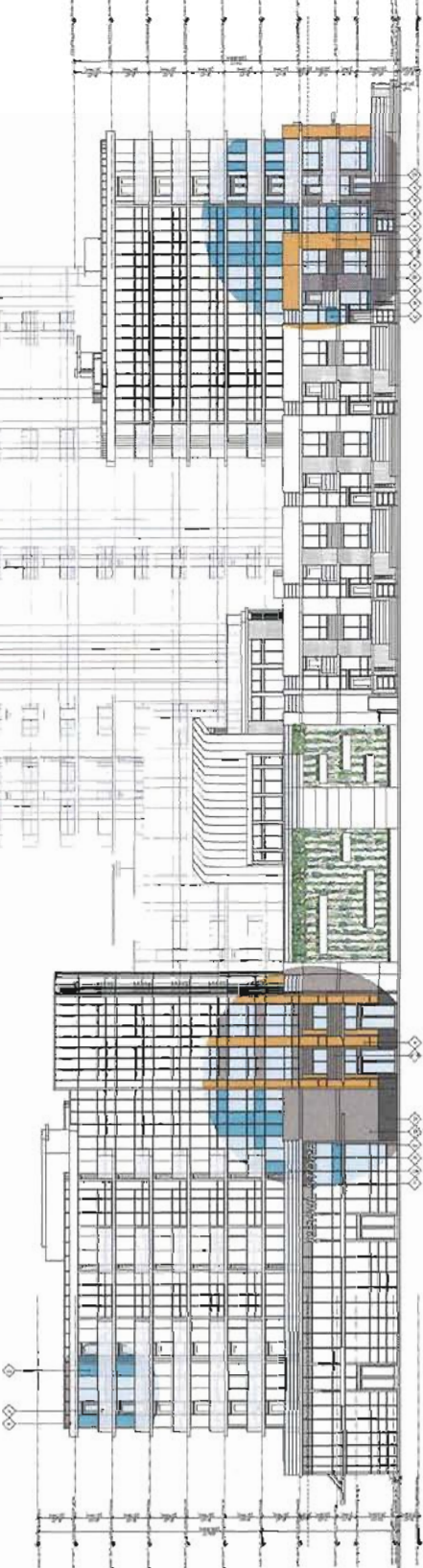
REVISION	DATE	DESCRIPTION
1	01/15/2024	ISSUE FOR PERMIT
2	02/10/2024	REVISED PER ARCHITECT

ARCHITECT
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 200 - 2018 Columbia Street
 Savannah, GA 31401
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 www.rcaarchitect.com



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 Fax: (912) 427-2811
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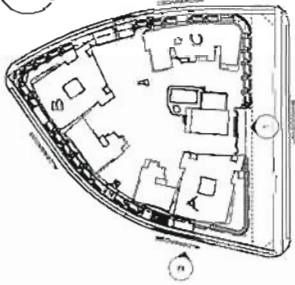
- MATERIAL LIST**
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 - 99 PAINTED CONCRETE (BY 2140 2140)
 - 100 PAINTED CONCRETE (BY 2140 2140)



1. BUILDING A - EAST ELEVATION (FACING LANESBORNE ROAD)



2. BUILDING A - WEST ELEVATION (FACING ALDERBRIDGE WAY)



ALDERBRIDGE/ CEDARBRIDGE
 IMPROVING BLDG.

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUE FOR PERMIT
2	02/10/2024	REVISED PER ARCHITECT

BUILDING ELEVATIONS

NOTE REFER ALSO TO SHEET ALSO FOR BUILDING MATERIALS

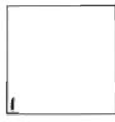
2 A4.00

12626615-36

BY VISITING THESE WEBSITES, YOU AGREE TO THE TERMS AND CONDITIONS OF THE CONTRACT AND TO THE COLLECTION AND USE OF YOUR INFORMATION. FOR MORE INFORMATION, VISIT US AT www.rca.com

SYMBOL	DESCRIPTION
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE
[Symbol]	2019-2020 SCHEDULE



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 Robert Carozzi Architects Inc.
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 Canada V5Y 2T7
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 Fax: (604) 687-4411
 website: www.rca.com

ALDERBRIDGE / CEDARBRIDGE
 ROYAL B.C.

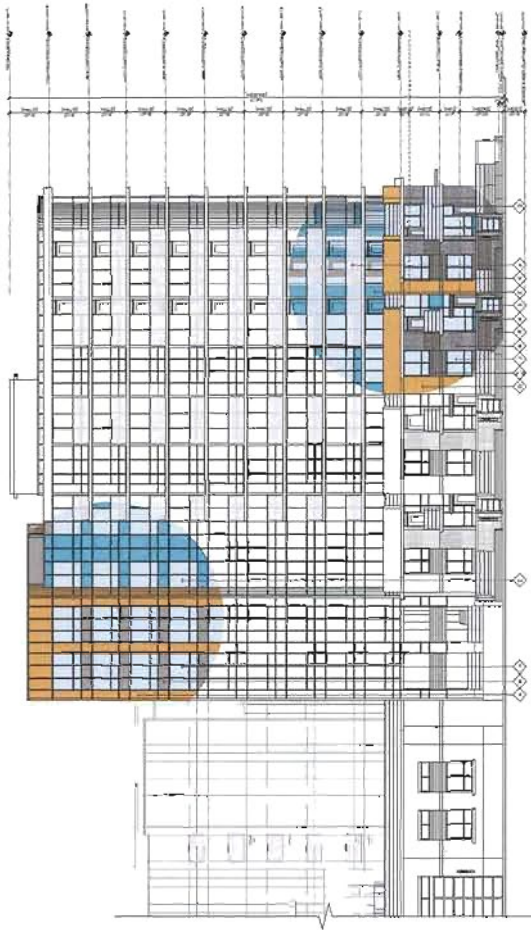
NO.	REV.	DATE	DESCRIPTION
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2		10/03/20	ISSUED FOR PERMIT

2 A4.01

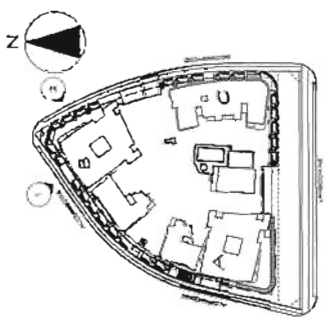
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- ◇ PAINTED CONCRETE (BY 21-40) MAX THICK
 - ◇ PAINTED CONCRETE (BY 21-40) PERIMETER NIGHT
 - ◇ PAINTED CONCRETE (BY 21-40) TRIPLE GLAZED
 - ◇ WINDOW WALL METAL PANELS MATCHING (BY 21-40)
 - ◇ WINDOW WALL METAL PANELS MATCHING (BY 21-40)
 - ◇ GREEN WALL & WATER FEATURE (BY 21-40)
 - ◇ ALUMINUM / GLASS GATE (BY 21-40)
 - ◇ METAL ROOFING (BY 21-40) COLOR & LOCATION (BY 21-40)
 - ◇ CLEAR TINTED GLASS (BY 21-40)
 - ◇ PAINTED CONCRETE (BY 21-40) MAX THICK
 - ◇ PAINTED CONCRETE (BY 21-40) PERIMETER NIGHT
 - ◇ PAINTED CONCRETE (BY 21-40) TRIPLE GLAZED
 - ◇ WINDOW WALL METAL PANELS MATCHING (BY 21-40)
 - ◇ WINDOW WALL METAL PANELS MATCHING (BY 21-40)
 - ◇ GREEN WALL & WATER FEATURE (BY 21-40)
 - ◇ ALUMINUM / GLASS GATE (BY 21-40)
 - ◇ METAL ROOFING (BY 21-40) COLOR & LOCATION (BY 21-40)
 - ◇ CLEAR TINTED GLASS (BY 21-40)



1. BUILDING B - NORTH ELEVATION (FACING ALDERBRIDGE WAY)
 SCALE: 1/8" = 1'-0"



2. BUILDING B - EAST ELEVATION (FACING ALDERBRIDGE WAY)
 SCALE: 1/8" = 1'-0"



NOTE: REFER ALSO TO SHEET A-02 FOR BUILDING MATERIALS

12626615-37

OWNER HAS REVIEWED THE INFORMATION SET FOR THIS PROJECT AND HAS APPROVED THE INFORMATION SET FOR THE PURPOSES OF THE PROJECT. THE INFORMATION SET IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE INFORMATION SET IS THE PROPERTY OF THE ARCHITECT AND IS 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 THE ARCHITECT.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMIT
2	10/15/20	ISSUED FOR PERMIT

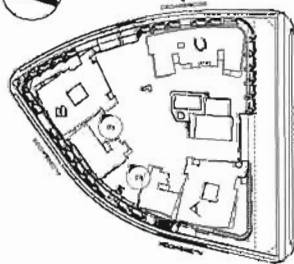
GENERAL NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL TRADES.
2. SEE ARCHITECT'S GENERAL NOTES FOR ALL TRADES.
3. SEE ARCHITECT'S GENERAL NOTES FOR ALL TRADES.



1 BUILDING C - EAST ELEVATION (FACING CEDARBRIDGE WAY)
SCALE 1/8\"/>

- MATERIAL LIST**
- 1. PAINTED CONCRETE (BT 25-40 GAL-1)
 - 2. PAINTED CONCRETE (BT 25-40 TBS-1)
 - 3. PAINTED CONCRETE (BT 25-40 RESUPPER 1)
 - 4. PAINTED CONCRETE (BT 25-40 THRU BUSH)
 - 5. WINDOW WALL METAL PANELS FINISHING BT 25-45
 - 6. WINDOW WALL METAL PANELS FINISHING BT 25-50
 - 7. GREEN WALL & VERTICAL FINISHING BT 25-55
 - 8. MOUNTED GLASS (BT 25-60) TO LANDSCAPE
 - 9. METAL SHOWER (BT 25-65) TO LANDSCAPE
 - 10. CLEAR TINTED GLASS BALUSTRADE
 - 11. CLEAR TINTED GLASS BALUSTRADE WITH CORONAL METAL STRIP AND FINISH LOCATED
 - 12. CLEAR LOW-E GLASS WINDOW WALL FINISH
 - 13. CLEAR SPANDREL GLASS PANELS (ITAL)
 - 14. ALUMINUM GLASS SYSTEM FINISHING BT 25-60
 - 15. PAINTED AND SIGNED CONCRETE (BT 25-65)
 - 16. GIBB WALL PLASTER FINISHING - GAMBAGE
 - 17. BRICK WALL FINISHING - GAMBAGE
 - 18. BRICK WALL FINISHING - GAMBAGE
 - 19. BRICK WALL FINISHING - GAMBAGE
 - 20. METAL SHOWER FINISHING BT 25-65



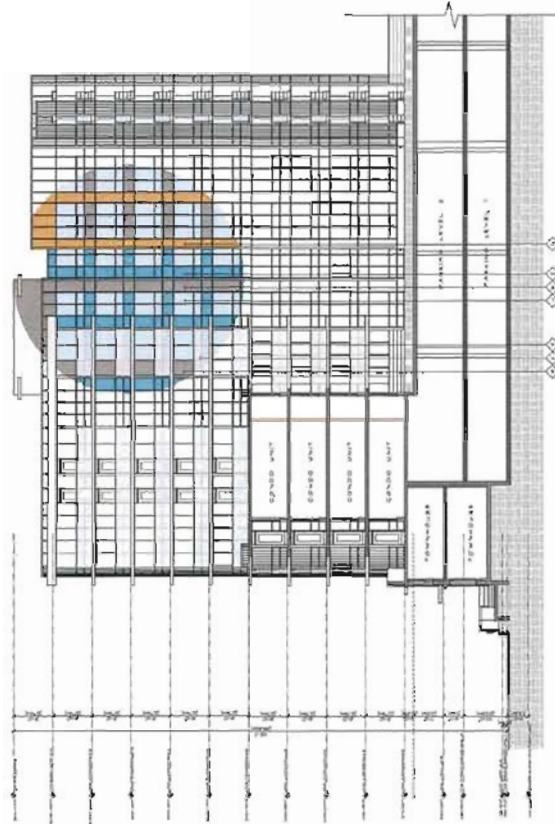
NOTE: REFER TO SHEET AND FOR FINISH MATERIALS

RCA
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 V6L 1A6
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 www.rcaarchitects.com

ALDERBRIDGE/ CEDARBRIDGE
 RICHMOND B.C.

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUED FOR PERMIT
2	10/15/20	ISSUED FOR PERMIT

BUILDING ELEVATIONS



3 BUILDING B - INTERIOR TOWER ELEVATION (FACING WEST)
SCALE 1/8\"/>



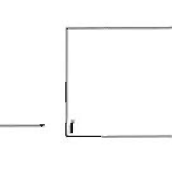
4 BUILDING B - WEST ELEVATION
SCALE 1/8\"/>

12626618-31
 2 A4.02
 618

OWNER: [REDACTED]
 ARCHITECT: [REDACTED]
 CONTRACTOR: [REDACTED]
 DATE: [REDACTED]

NO.	DESCRIPTION
1	CONCRETE
2	GLASS
3	STEEL
4	WOOD
5	PAINT
6	MECHANICAL
7	ELECTRICAL
8	PLUMBING
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	MECHANICAL
13	ELECTRICAL
14	PLUMBING
15	MECHANICAL
16	ELECTRICAL
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21	MECHANICAL
22	ELECTRICAL
23	PLUMBING
24	MECHANICAL
25	ELECTRICAL
26	PLUMBING
27	MECHANICAL
28	ELECTRICAL
29	PLUMBING
30	MECHANICAL

REVISIONS:
 1. [REDACTED]
 2. [REDACTED]
 3. [REDACTED]
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RCA
 REGISTERED ARCHITECTS
 200 - 238 Columbia Street
 Annapolis, MD 21401
 Tel: (410) 421-2141
 Fax: (410) 421-2141
 www.rcaarchitects.com

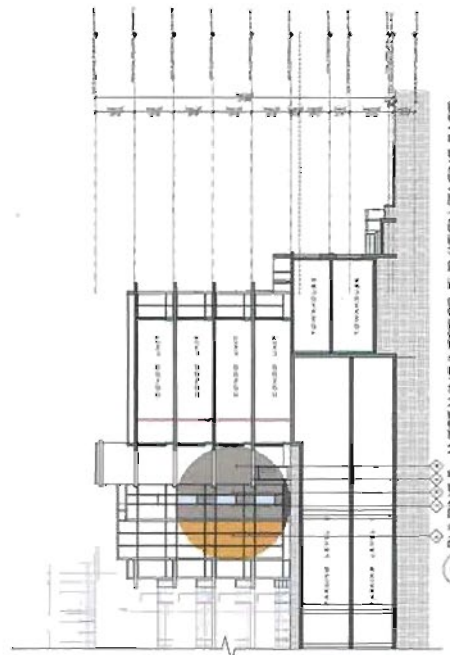
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 - 5. WINDOW WALL METAL PANELS FINISHING (30' 2" TO 30' 6")
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 - 29. WINDOW WALL METAL PANELS FINISHING (30' 2" TO 30' 6")
 - 30. WINDOW WALL METAL PANELS FINISHING (30' 2" TO 30' 6")



1. BUILDING B - SOUTH ELEVATION
 ALSO SCALE 1/8" = 1'-0"



3. BUILDING A - INTERIOR TOWER ELEVATION (FACING NORTH)
 ALSO SCALE 1/8" = 1'-0"



2. BUILDING B - WEST WING INTERIOR ELEVATION (FACING EAST)
 ALSO SCALE 1/8" = 1'-0"

**ALDERBRIDGE/
 CEDARBRIDGE**
 BLDG. NO. 100
 BLDG. NO. 100
 BLDG. NO. 100
 BLDG. NO. 100

2 A4.03

12626615-39

CONTRACTOR SHALL VERIFY THE DIMENSIONS AND MATERIALS OF ALL WORK SHOWN ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND NETWORKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION AND DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSEMBLY AND INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING AND INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING AND ARCHIVING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND EDUCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESEARCH AND DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INNOVATION AND CREATIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COLLABORATION AND PARTNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEADERSHIP AND MANAGEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHICS AND INTEGRITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESPECT AND DIGNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY KINDNESS AND COMPASSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PATIENCE AND CALMNESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMILITY AND MODESTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRACE AND MERCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FAITH AND TRUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HOPE AND OPTIMISM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOVE AND AFFECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PEACE AND HARMONY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY JOY AND HAPPINESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRATITUDE AND APPRECIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GIVING AND GENEROSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY KINDNESS AND COMPASSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PATIENCE AND CALMNESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMILITY AND MODESTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRACE AND MERCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FAITH AND TRUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HOPE AND OPTIMISM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOVE AND AFFECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PEACE AND HARMONY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY JOY AND HAPPINESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GRATITUDE AND APPRECIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GIVING AND GENEROSITY.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2020	ISSUED FOR PERMIT
2	10/20/2020	ISSUED FOR CONSTRUCTION

NOTES

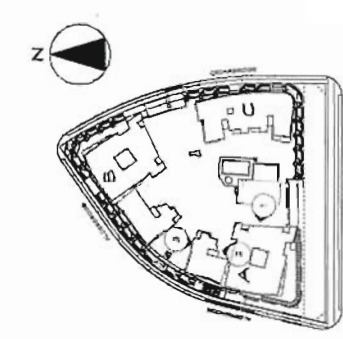
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.



RCA

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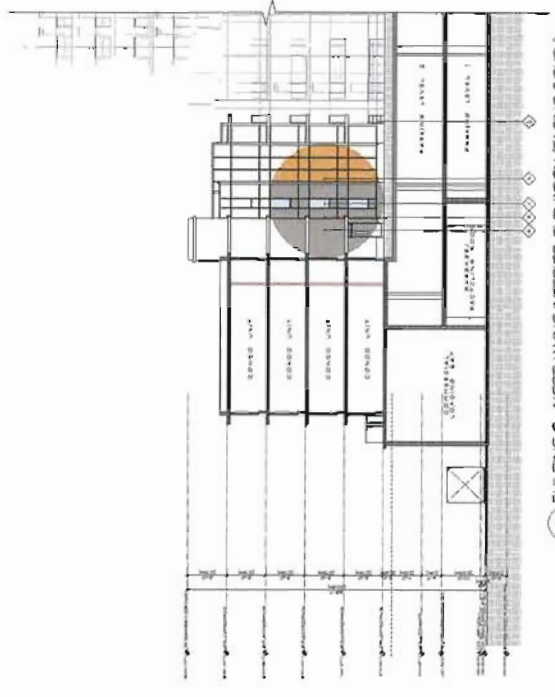
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 - 4. WINDOW WALL METAL PANELS (FACING INT. 2ND-3RD)
 - 5. WINDOW WALL METAL PANELS (FACING INT. 2ND-3RD)
 - 6. ALUMINUM / GLASS SAFE (FLOOR INT. 2ND-3RD)
 - 7. ALUMINUM / GLASS SAFE (FLOOR INT. 2ND-3RD)
 - 8. CLEAR TINTED GLASS BALUSTRADE



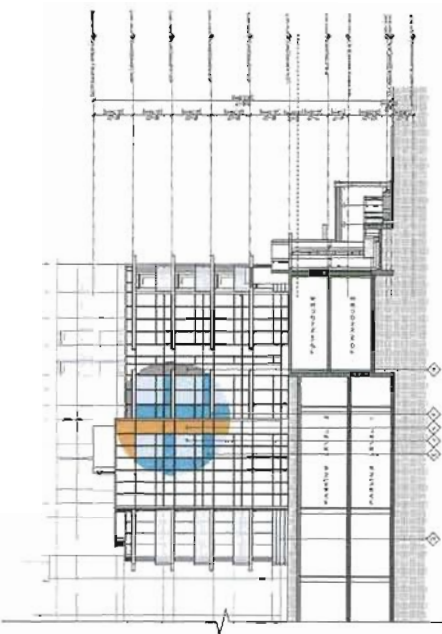
NOTE: REFER ALSO TO SHEET A4.01 FOR BUILDING MATERIALS



1. BUILDING A - EAST ELEVATION
SCALE 1/8\"/>



2. BUILDING C - NORTH WING INTERIOR ELEVATION (FACING SOUTH)
SCALE 1/8\"/>



3. BUILDING C - NORTH ELEVATION
SCALE 1/8\"/>

**ALDERBRIDGE/
CEDARBRIDGE**

RICHPOND B.C.

2 A4.04

12 626 615-40

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE ORDERING MATERIALS. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE NOTED.

NOTATION

▲ POINT TO BE VERIFIED BY ARCHITECT

△ POINT TO BE VERIFIED BY CONTRACTOR

REVISIONS

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT

REVISIONS

1. REVISIONS TO BE MADE BY ARCHITECT

2. REVISIONS TO BE MADE BY CONTRACTOR



RCA

Robert C. Albrecht Architects Inc.

200 - 2025 Columbia Street

New York, NY

Phone: (212) 477-4771

Fax: (212) 477-4771

www.rcaarchitects.com

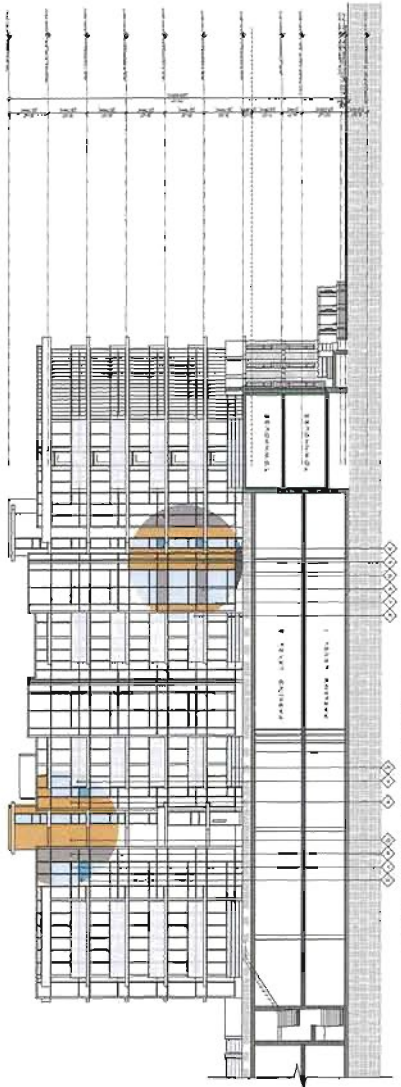
ALDERBRIDGE/ CEDARBRIDGE

RICHOUD INC.

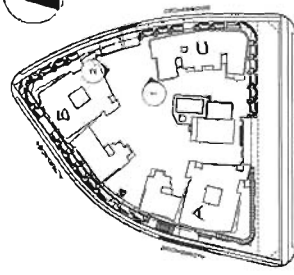
BUILDING ELEVATIONS

2 A4.05

12626615-41

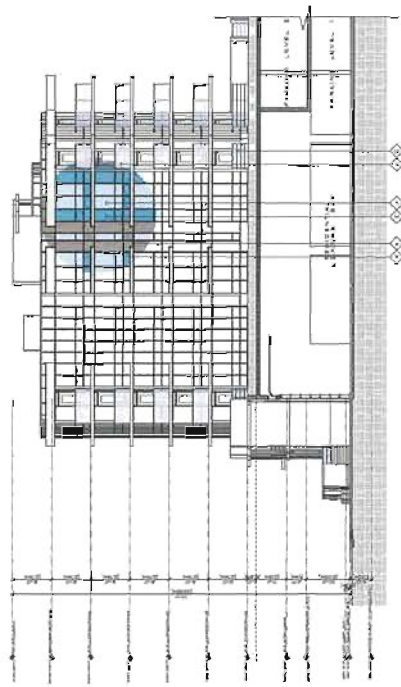


1 BUILDING C - WEST ELEVATION
SCALE 1/8\"/>



NOTE REFER ALSO TO SHEET A3.0 FOR BUILDING PATTERNS

- MATERIAL LIST**
- ◇ PAINTED CONCRETE (BYP 2100) GRAYS
 - ◇ PAINTED CONCRETE (BYP 2100) W/SLIGHTLY LIGHT
 - ◇ PAINTED CONCRETE (BYP 2100) MIDDLE BUILDING
 - ◇ WINDOW WALL METAL PANELS FINISHED BY 2100
 - ◇ GREEN WALL METAL PANELS (BYP 2100)
 - ◇ ALUMINUM/ GLASS SIPS PANELS TO FINISH BY 2100
 - ◇ METAL BRIDGE (SIPS) COLOR & LOCATION (BYP)
 - ◇ CLASH (BRIDGE) GLASS BRUSHING
 - ◇ CLEAR TINTED GLASS BALCONY (NON-HORIZONTAL) METAL (DETAIL) W/ WIDE (NOTED)
 - ◇ CLEAR LOW-E GLASS WINDOW WALL & FRAMES
 - ◇ SINGLE BRANCHED GLASS PANELS (TEAL)
 - ◇ ALUMINUM/ GLASS VENTS (FINISHED BY 2100)
 - ◇ PAINTED AND SCORED CONCRETE (BYP 2100)
 - ◇ REBAR WALL (FINISHED BY 2100)
 - ◇ ARCHITECTURAL ENTRY SATE LIGHT
 - ◇ BRIDGE (SIPS) BRUSHING (TEAL)
 - ◇ METAL BRIDGE (SIPS) BRUSHING



2 BUILDING C - NORTH ELEVATION
SCALE 1/8\"/>

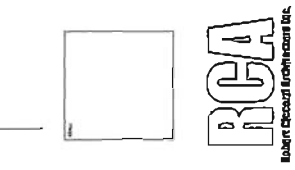
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS BEFORE ORDERING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGE TO THE EXISTING PROPERTY OF CLIENT'S FACILITY. ONLY FOR THE INTENT OF ARCHITECTURE.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/15	ISSUED FOR PERMIT
2	08/15/15	PERMIT REVISION
3	08/15/15	PERMIT REVISION

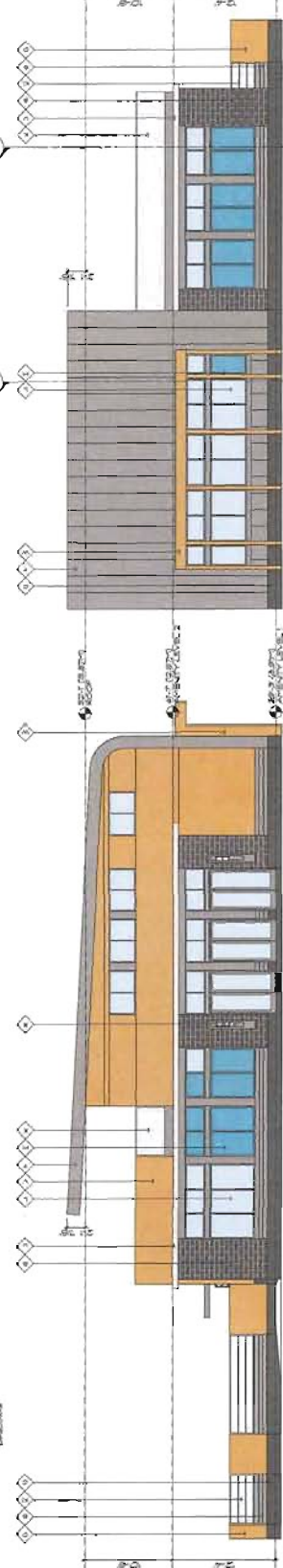
LEGEND

SYMBOL	DESCRIPTION
○	PERMIT REVISION
△	PERMIT REVISION
□	PERMIT REVISION
◇	PERMIT REVISION
◇	PERMIT REVISION
◇	PERMIT REVISION



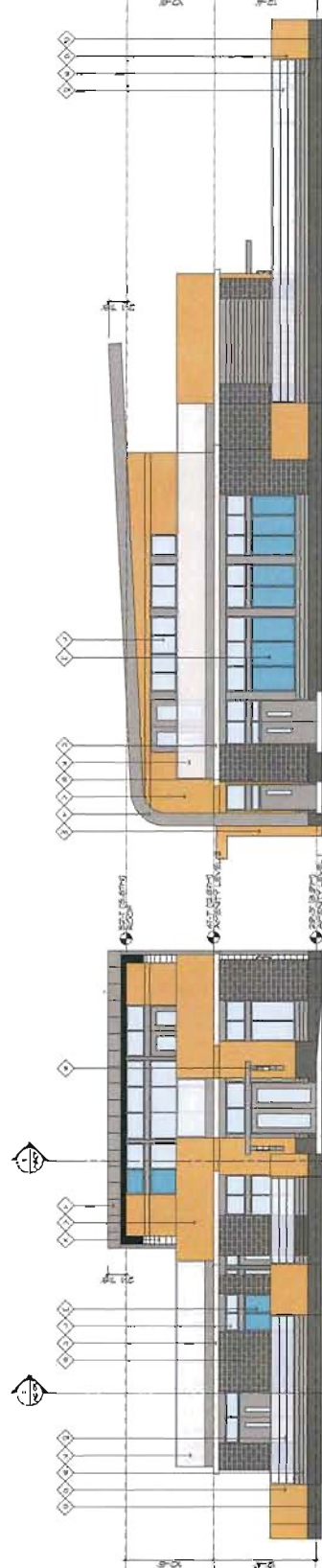
RCA
Robert Conrad Architects Inc.
200 2208 Columbia Street
Knoxville, TN 37912
Tel: (615) 587-7711
Fax: (615) 587-7711
www.rcaarchitects.com

- MATERIAL LIST**
- 1-1 PAINTED CONCRETE (BT 2100) (HUBLE BLMG)
 - 1-2 PAINTED CONCRETE (BT 2100) (HUBLE BLMG)
 - 1-3 PAINTED CONCRETE (BT 2100) (HUBLE BLMG)
 - 1-4 CLEAR TEMPERED GLASS (HUBLE BLMG)
 - 1-5 CONCRETE (BT 2100) (HUBLE BLMG)
 - 1-6 CONCRETE (BT 2100) (HUBLE BLMG)
 - 1-7 LONG GLASS WINDOW WALLS (FRAME)
 - 1-8 SINGLE SPANGLER GLASS PANELS (FRAME)
 - 1-9 PAINTED AND SCORED CONCRETE
 - 1-10 ARCHITECTURAL ENTRY (SITE LIGHT)
 - 1-11 SCOTT HANCOCK BRICK (MULTI-COLOR) - MATERIALS -
 - 1-12 BRICK (MULTI-COLOR) (HUBLE BLMG)
 - 1-13 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-14 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-15 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-16 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-17 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-18 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-19 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-20 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-21 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-22 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-23 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-24 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-25 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-26 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-27 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
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 - 1-30 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-31 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-32 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-33 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-34 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
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 - 1-36 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-37 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-38 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-39 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-40 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-41 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-42 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-43 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-44 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-45 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-46 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-47 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
 - 1-48 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)
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 - 1-50 PAINTED METAL WALL (BT 2100) (HUBLE BLMG)

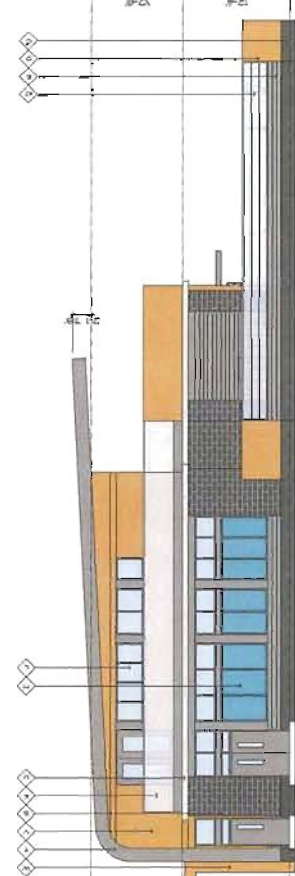


1. AMENITY BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

3. AMENITY BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2. AMENITY BUILDING - NORTH ELEVATION (ENTRY)
SCALE: 1/8" = 1'-0"



4. AMENITY BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"

ALDERBRIDGE/ CEDARBRIDGE
SCHEFFERS B.C.

NO.	DATE	DESCRIPTION
1	08/15/15	ISSUED FOR PERMIT
2	08/15/15	PERMIT REVISION
3	08/15/15	PERMIT REVISION

AMENITY ELEVATIONS

2 A4.06

12626615-42

CONTRACTOR ADVISED, THE DRAWING SHALL BE USED FOR CONSTRUCTION AND NOT FOR CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

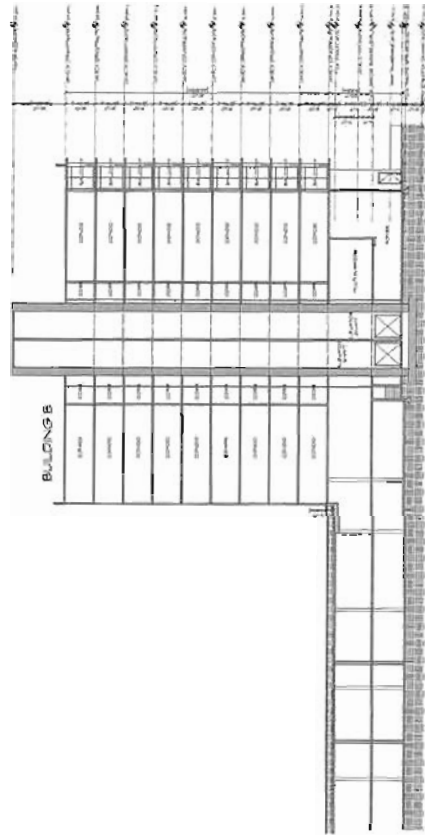
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2	FOR CONSTRUCTION	08/15/2022

REVISIONS

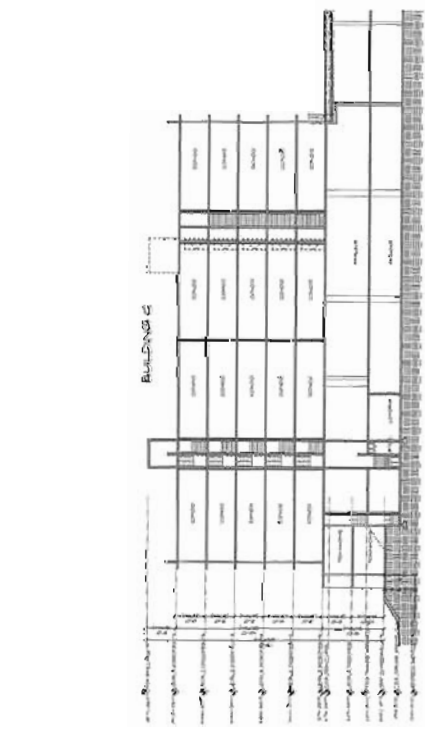
NO. 1: ISSUED FOR PERMITS
 NO. 2: FOR CONSTRUCTION



RCA
 Robert C. Arduini
 200 - 2028 Columbia Street
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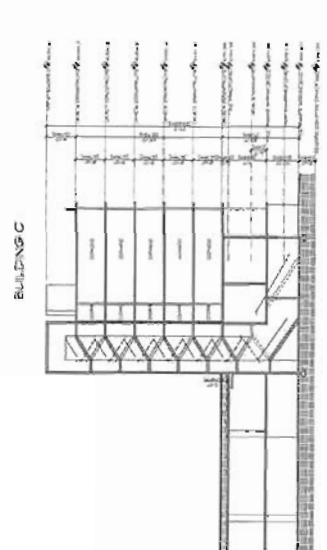
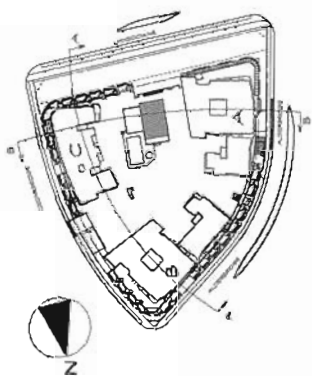


BUILDING B

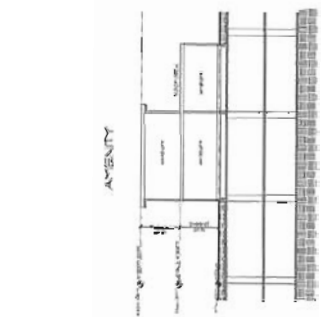


BUILDING G

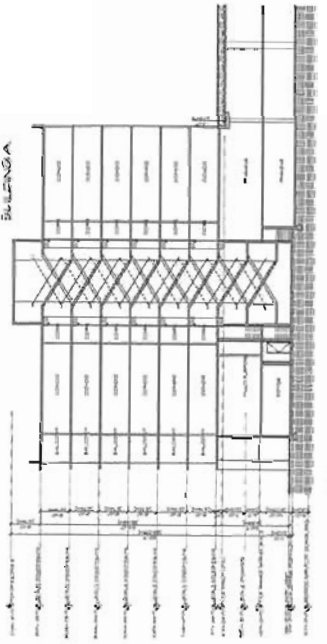
1. SECTION A-A
 1/8" = 1'-0"



BUILDING C



AWNY



BUILDING A

2. SECTION B-B
 1/8" = 1'-0"

ALDRIDGE/ CEDARBRIDGE
 ROYAL BLDG.

NO.	DATE	DESCRIPTION
1	08/15/2022	ISSUED FOR PERMITS
2	08/15/2022	FOR CONSTRUCTION

BUILDING SECTIONS

2 A5.00
 12626615-43

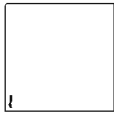
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED IN THE EXHIBIT. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/2024
2	ISSUED FOR PERMITTING	08/15/2024

REVISIONS

NO. 1: CORRECT PERMITTING

NO. 2: CORRECT PERMITTING



RCA

100 - 2000 Oakdale Street
 Newbury Park, CA 91320
 Tel: (805) 497-4741
 Fax: (805) 497-4742
 www.rcaarchitects.com

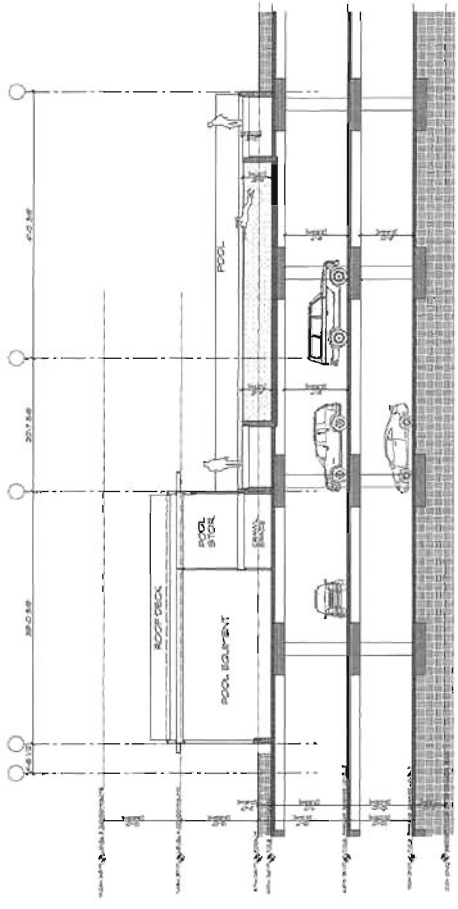
**ALDERBRIDGE/
CEDARBRIDGE**

RICHMOND, B.C.

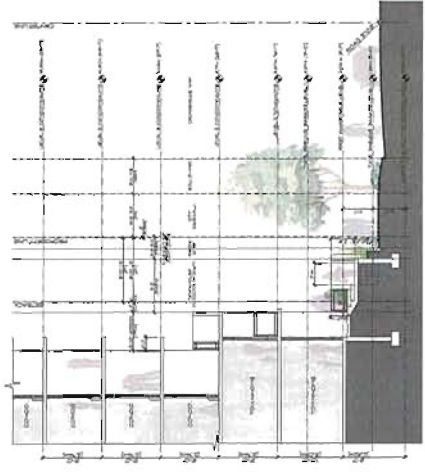
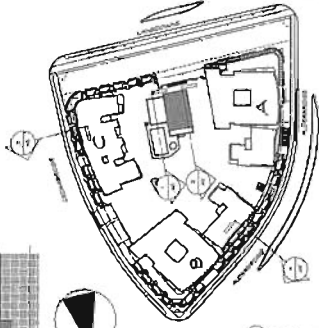
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1	ISSUED FOR PERMITTING	08/15/2024
2	ISSUED FOR PERMITTING	08/15/2024

**DETAIL
SECTIONS**

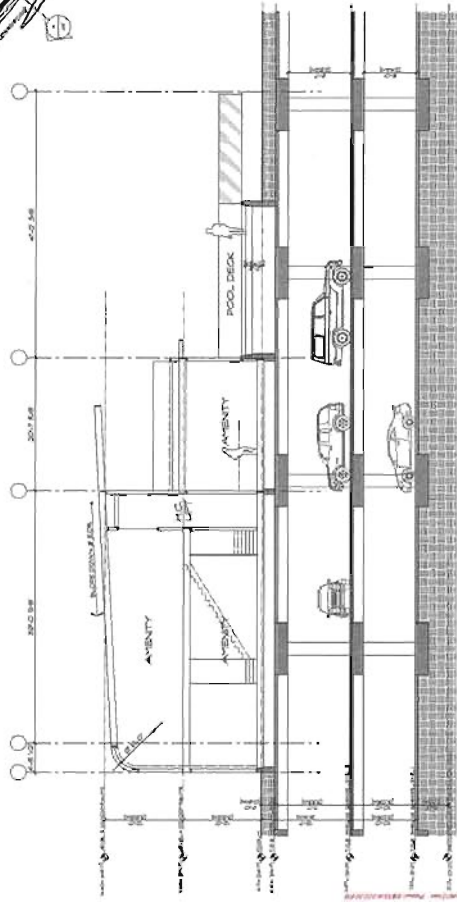
12626615-44



1. SECTION THROUGH AMENITY
1/8" = 1'-0"



3. TYPICAL SECTION ALONG CEDARBRIDGE WAY
1/8" = 1'-0"



3. SECTION THROUGH AMENITY
1/8" = 1'-0"



4. TYPICAL SECTION ALONG ALDERBRIDGE WAY
1/8" = 1'-0"

CONTRACT NUMBER: 100-0000000000000000
 PROJECT NAME: ALDERBRIDGE CEDARBRIDGE
 PROJECT LOCATION: 100-0000000000000000
 PROJECT PHASE: PRELIMINARY DESIGN
 PROJECT STATUS: IN PROGRESS
 PROJECT START DATE: 10/01/2020
 PROJECT END DATE: 09/30/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	10/01/2020	INITIAL DESIGN
2	10/01/2020	REVISIONS

DATE: 10/01/2020
 TIME: 10:00 AM
 DRAWING NO.: 100-0000000000000000
 PROJECT NO.: 100-0000000000000000



RCA
 REGISTERED ARCHITECTS
 100 - 1200 Columbia Street
 Vancouver, B.C.
 Tel: (604) 681-4741
 Fax: (604) 681-4641
 admin@rcaarchitects.com

ALDERBRIDGE/
 CEDARBRIDGE
 RCH-040-BC

NO.	DATE	DESCRIPTION
1	10/01/2020	INITIAL DESIGN
2	10/01/2020	REVISIONS

2 AB.00



3 HIGH-LEVEL EYE VIEW - BUILDING C (TOWARDS NORTHWEST)
 ALSO SCALE: 1/8" = 1'-0"



4 BIRD'S EYE VIEW (LOOKING TOWARDS NORTHWEST)
 ALSO SCALE: 1/8" = 1'-0"



1 HIGH-LEVEL EYE VIEW - BUILDING S (TOWARDS SOUTH)
 ALSO SCALE: 1/8" = 1'-0"



2 HIGH-LEVEL EYE VIEW - BUILDING A (TOWARDS NORTHEAST)
 ALSO SCALE: 1/8" = 1'-0"

12626615-45

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NO.	DATE	DESCRIPTION
1	2023.09.15	CONCEPTUAL DESIGN
2	2023.10.15	PRELIMINARY DESIGN
3	2023.11.15	FINAL DESIGN

NO.	DATE	DESCRIPTION
1	2023.09.15	CONCEPTUAL DESIGN
2	2023.10.15	PRELIMINARY DESIGN
3	2023.11.15	FINAL DESIGN



BCA
 Robert Clouston Architects Inc.
 350 - 2220 Columbia Drive
 Victoria, BC V8T 1Y7
 Canada
 Tel: (250) 383-3333
 Fax: (250) 383-4441
 info@robertclouston.ca

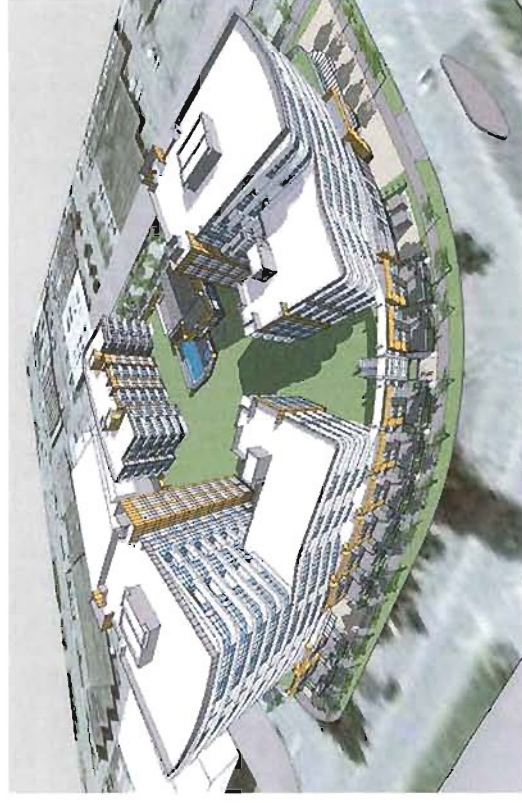
**ALDERBRIDGE/
 CEDARBRIDGE**
 RENDERING

NO.	DATE	DESCRIPTION
1	2023.09.15	CONCEPTUAL DESIGN
2	2023.10.15	PRELIMINARY DESIGN
3	2023.11.15	FINAL DESIGN

2 A8.01



1 STREET-LEVEL VIEW - BUILDING C (TOWARDS NORTHWEST)
 1/50 SCALE



4 BIRD'S EYE VIEW (LOOKING TOWARDS SOUTHEAST)
 1/250 SCALE



1 STREET-LEVEL VIEW - BUILDING B (TOWARDS SOUTH)
 1/50 SCALE



2 STREET-LEVEL VIEW - BUILDING A (TOWARDS NORTHEAST)
 1/50 SCALE

1262661546

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2024
2	ISSUED FOR PERMIT	10/15/2024
3	ISSUED FOR PERMIT	10/15/2024

PROJECT: ALDERBRIDGE/ CEDARBRIDGE
 LOCATION: RICHMOND, B.C.
 ARCHITECT: RICHMOND B.C.
 DATE: 10/15/2024



RCA
 Robert Carroll Architects Inc.
 Vancouver, B.C.
 200 - 220 Columbia Street
 Vancouver, B.C. V6C 3R8
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 Fax: (604) 681-4681
 www.rcaarchitects.com

ALDERBRIDGE/
 CEDARBRIDGE
 RICHMOND B.C.

PERSPECTIVE
 RENDERING

2 AB.02



3 STREET-LEVEL VIEW - BUILDING C (TOWARDS WEST)
 ALSO SCALE 1/8"=1'-0"



4 STREET-LEVEL VIEW - BUILDING B (TOWARDS SOUTHWEST)
 ALSO SCALE 1/8"=1'-0"



1 STREET-LEVEL VIEW ALONG ALDERBRIDGE WAY (TOWARDS SOUTHEAST)
 ALSO SCALE 1/8"=1'-0"



2 STREET-LEVEL VIEW ALONG LANSDOWNE (TOWARDS NORTHWEST)
 ALSO SCALE 1/8"=1'-0"

12 626 615-47

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NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	08/15/2018
2	REVISED PER COMMENTS	08/22/2018
3	REVISED PER COMMENTS	09/05/2018

PROJECT:
 200 - 2300 Columbia Street
 11th Floor
 11th Floor
 11th Floor
 11th Floor



RCA
 RCA ARCHITECTS
 200 - 2300 Columbia Street
 11th Floor
 11th Floor
 11th Floor
 11th Floor

**ALDERBRIDGE/
 CEDARBRIDGE**
 RDG-18-001-001-001

NO.	DESCRIPTION	DATE
1	REVISED PER COMMENTS	08/15/2018
2	REVISED PER COMMENTS	08/22/2018
3	REVISED PER COMMENTS	09/05/2018

2
AS.03



1. STREET-LEVEL VIEW - BUILDING C (TOWARDS NORTHWEST)
 SCALE: 1/8" = 1'-0"



4. BIRD'S EYE VIEW (LOOKING TOWARDS SOUTHEAST)
 SCALE: 1/8" = 1'-0"



1.1 STREET-LEVEL VIEW - BUILDING B (TOWARDS SOUTH)
 SCALE: 1/8" = 1'-0"



2. STREET-LEVEL VIEW - BUILDING A (TOWARDS NORTHEAST)
 SCALE: 1/8" = 1'-0"

12 626 615-W

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/15/2024	ISSUED FOR PERMIT
2	08/15/2024	ISSUED FOR PERMIT

SCALE:

1" = 10'-0"

RC&A

Robert Chausse Architectural Inc.
 100 - 2228 Columbia Street
 Toronto, Ontario M6H 2T7
 Tel: (416) 461-7411
 Fax: (416) 461-7412
 www.rcandaa.com

ALDERBRIDGE/ CEDARBRIDGE

RD-24-20-20 INC.

DATE: 08/15/2024
 TIME: 10:30 AM
 PROJECT: RD-24-20-20
 DRAWING: PERSPECTIVE RENDERING

2 AS.04



1. STREET-LEVEL VIEW - BUILDING ENTRY
 1/8" = 1'-0"



2. STREET-LEVEL VIEW - GREEN WALL & WATER FEATURE
 1/8" = 1'-0"



3. STREET-LEVEL VIEW - BUILDING ENTRY
 1/8" = 1'-0"



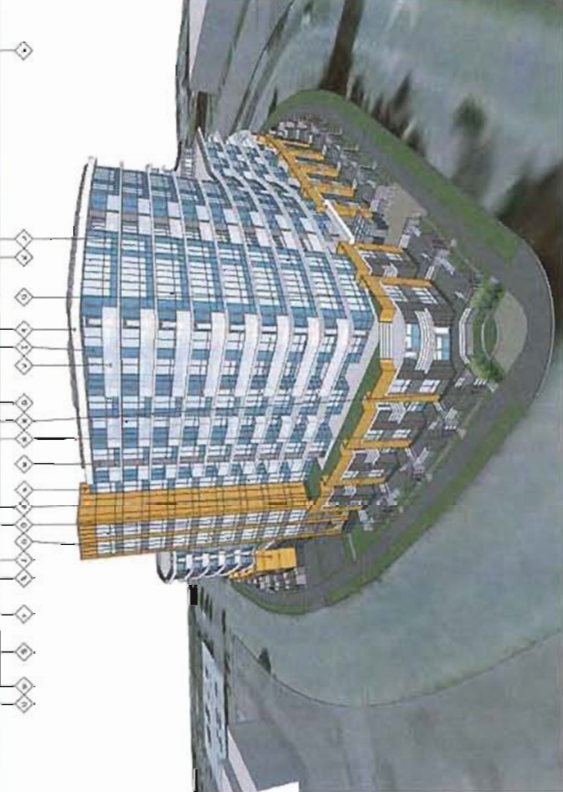
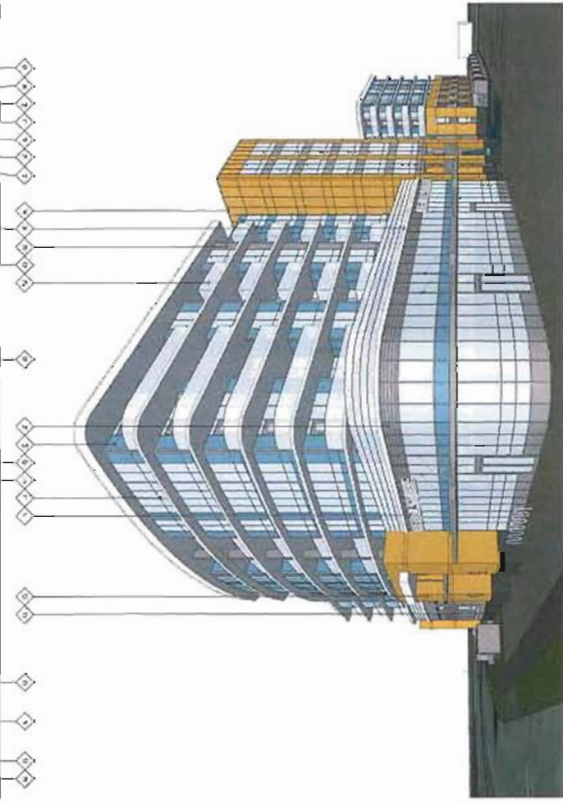
4. STREET-LEVEL VIEW - BUILDING ENTRY
 1/8" = 1'-0"

12 6266 15-49

NOTE: COLORS SHOWN BELOW ON PERSPECTIVE RENDERINGS ARE FOR REFERENCE ONLY. REFER TO ACTUAL MATERIAL SAMPLES FOR ACCURATE REPRESENTATION OF COLORS.

MATERIAL LIST

- ◇ INVERTED CONCRETE (3M 2700 DASH)
- ◇ INVERTED CONCRETE (3M 2700 SOLID PAINT)
- ◇ INVERTED CONCRETE (3M 2700 RESISTANT NIGHT)
- ◇ INVERTED CONCRETE (3M 2700 POLYMER BLENDED)
- ◇ WINDOW WALL METAL INVERTED FINISHES (3M 2700)
- ◇ WINDOW WALL METAL INVERTED FINISHES (3M 2700)
- ◇ WINDOW WALL METAL INVERTED FINISHES (3M 2700)
- ◇ ARCHITECTURAL ENTRY SITE LIGHT
- ◇ ALUMINUM / GLASS SATE FINISHES (3M 2700)
- ◇ METAL ROOFING FINISHES (BRONZE)
- ◇ TINTED GLASS BALCONIES & STEEL FRAME
- ◇ LAMINATED GLASS WINDOW WALL & FRAME
- ◇ DOUBLE GLAZED METAL INVERTED FINISHES (3M 2700)
- ◇ ALUMINUM / GLASS VENTS
- ◇ INVERTED AND SCORED CONCRETE
- ◇ POLYMER PLASTER
- ◇ ARCHITECTURAL ENTRY SITE LIGHT
- ◇ BRONZE METAL FINISHES
- ◇ METAL ROOFING FINISHES (BRONZE)



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1	08/20/24	ISSUED FOR PERMIT
2	08/20/24	ISSUED FOR PERMIT

GENERAL NOTES

- 1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
- 2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 3. ALL MATERIALS AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

RCA

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ALDERBRIDGE / CEDARBRIDGE

RCA-04-04-B/C

NO.	DATE	DESCRIPTION
1	08/20/24	ISSUED FOR PERMIT
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BUILDING MATERIALS

2 A9.00

12626615-50

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING CONDITIONS AND CONDITIONS SHALL BE SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE NOTICED IMMEDIATELY AND REPORTED TO THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF RGA ARCHITECTURE, P.C. AND SHALL NOT 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.

SYMBOL	DESCRIPTION
△	EXISTING CONDITIONS
□	NEW CONDITIONS
○	MECHANICAL ROOMS
○	STAIRS
○	ELEVATOR
○	MECHANICAL ROOMS
○	STAIRS
○	ELEVATOR

NOTES:
 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS SHALL BE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 4. ALL CEILING SHALL BE 8' UNLESS OTHERWISE NOTED.
 5. ALL DOORS SHALL BE 36" WIDE UNLESS OTHERWISE NOTED.
 6. ALL WINDOWS SHALL BE 48" WIDE UNLESS OTHERWISE NOTED.
 7. ALL STAIRS SHALL BE 44" WIDE UNLESS OTHERWISE NOTED.
 8. ALL ELEVATORS SHALL BE 48" WIDE UNLESS OTHERWISE NOTED.
 9. ALL MECHANICAL ROOMS SHALL BE 10' X 10' UNLESS OTHERWISE NOTED.
 10. ALL MECHANICAL ROOMS SHALL BE 10' X 10' UNLESS OTHERWISE NOTED.



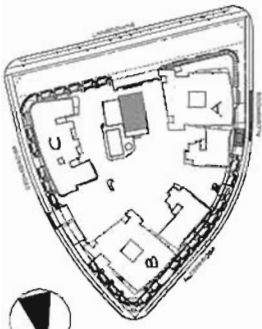
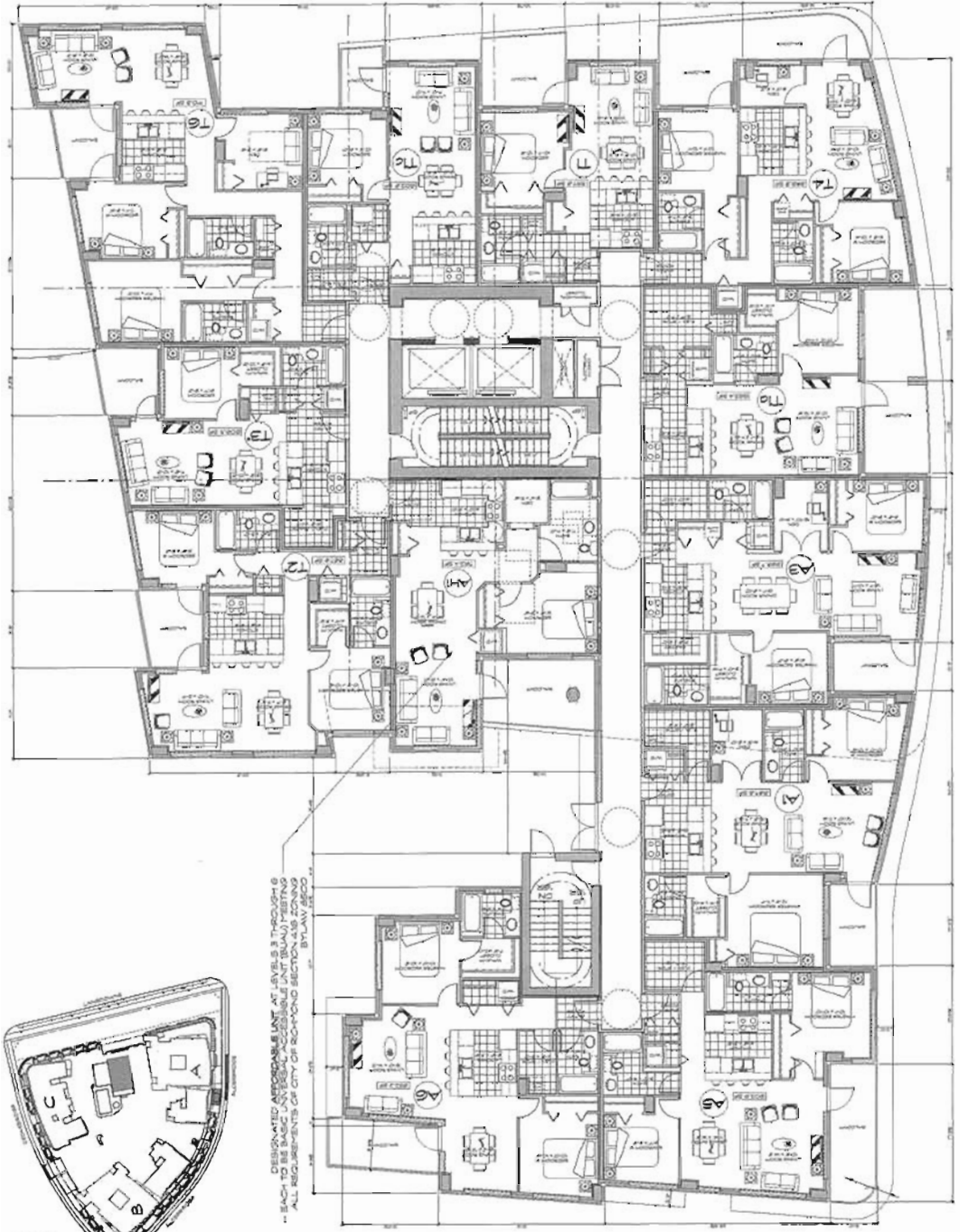
RGA
 RGA ARCHITECTURE, P.C.
 200 N. 20th Street, Suite 100
 Chicago, IL 60641
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 Fax: (773) 462-4742
 www.rgaarchitect.com

**ALDERBRIDGE/
 CEDARBRIDGE**
 RICHMOND, IL

NO.	DATE	DESCRIPTION
1	08/15/15	ISSUED FOR PERMIT
2	08/15/15	ISSUED FOR PERMIT

**BUILDING A PLAN
 (TYPICAL)**

2 A2.00



DESIGNATED AREAS ARE IN ACCORDANCE WITH ALL REQUIREMENTS OF CITY OF RICHMOND ZONING BY-LAW 2000

1 BUILDING A FLOOR PLAN (TYPICAL)
 2015.08.15

12620615-51

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SEASIDE.

SYMBOL	DESCRIPTION
△	EXISTING WALL
△	EXISTING DOOR
△	EXISTING WINDOW
△	EXISTING CEILING
△	EXISTING FLOOR
△	EXISTING ROOF
△	EXISTING STRUCTURE
△	EXISTING MECHANICAL
△	EXISTING ELECTRICAL
△	EXISTING PLUMBING
△	EXISTING HVAC
△	EXISTING OTHER

SYMBOL	DESCRIPTION
△	PROPOSED WALL
△	PROPOSED DOOR
△	PROPOSED WINDOW
△	PROPOSED CEILING
△	PROPOSED FLOOR
△	PROPOSED ROOF
△	PROPOSED STRUCTURE
△	PROPOSED MECHANICAL
△	PROPOSED ELECTRICAL
△	PROPOSED PLUMBING
△	PROPOSED HVAC
△	PROPOSED OTHER



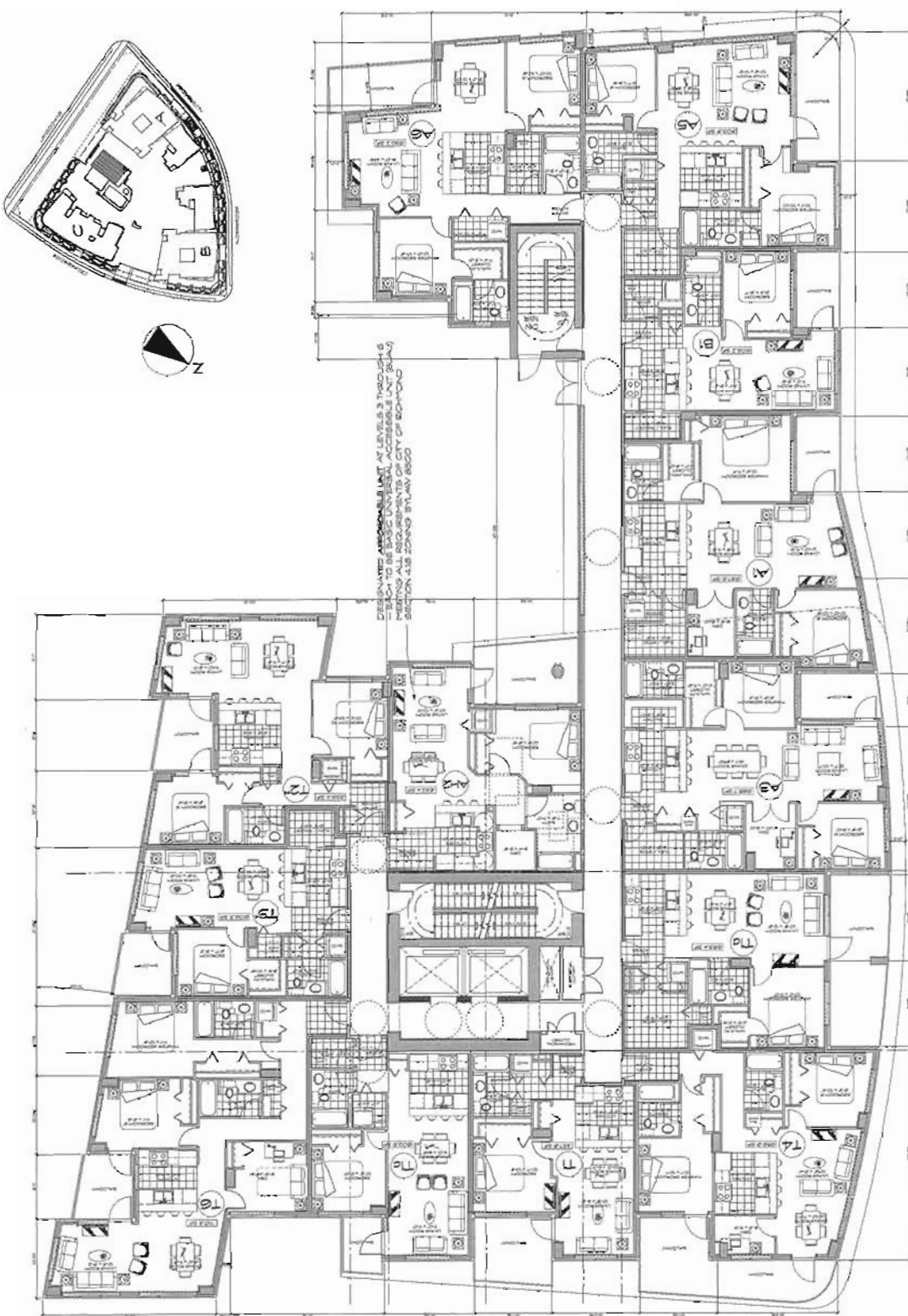
BCA

Robert Cleland Architecture Inc.
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 Vancouver, BC V5T 1V7
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 www.bca-architect.com

**ALDERBRIDGE/
CEDARBRIDGE**
 ROYAL LEPAGE INC.

NO.	DATE	DESCRIPTION
1	2011-01-10	ISSUED FOR PERMIT
2	2011-01-10	ISSUED FOR PERMIT

**BUILDING B PLAN
(TYPICAL)**



1 - BUILDING B FLOOR PLAN (TYPICAL)
 SCALE: 1/8" = 1'-0"

12620615--52

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE CONTROL CODE (ISCC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASG).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2024
2	ISSUED FOR PERMIT	08/15/2024
3	ISSUED FOR PERMIT	08/15/2024

REVISIONS
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SMOKE CONTROL CODE (ISCC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY STANDARDS AND GUIDELINES (IASG).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELL-BEING AND PRODUCTIVITY STANDARDS (IWPS).



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 WWW: WWW.RCAARCHITECTS.COM

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 CEDARBRIDGE
 REGIONAL B.C.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/15/2024
2	ISSUED FOR PERMIT	08/15/2024
3	ISSUED FOR PERMIT	08/15/2024

BUILDING C PLAN
 (TYPICAL)

2 A2.02



DESIGNED ACCORDING TO THE 2015 IBC AND THE 2015 IMC. ALL ACCESSIBLE UNIT (AU) ARE IN ACCORDANCE WITH THE 2015 IBC AND THE 2015 IMC. ALL ZONING BY-LAW 1620.

BUILDING C FLOOR PLAN (TYPICAL)
 2024

12620615-53

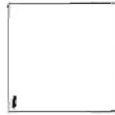
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL EQUIPMENT BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND MECHANICAL EQUIPMENT BEFORE COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/10	ISSUED FOR PERMIT
2	08/15/10	ISSUED FOR PERMIT

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.



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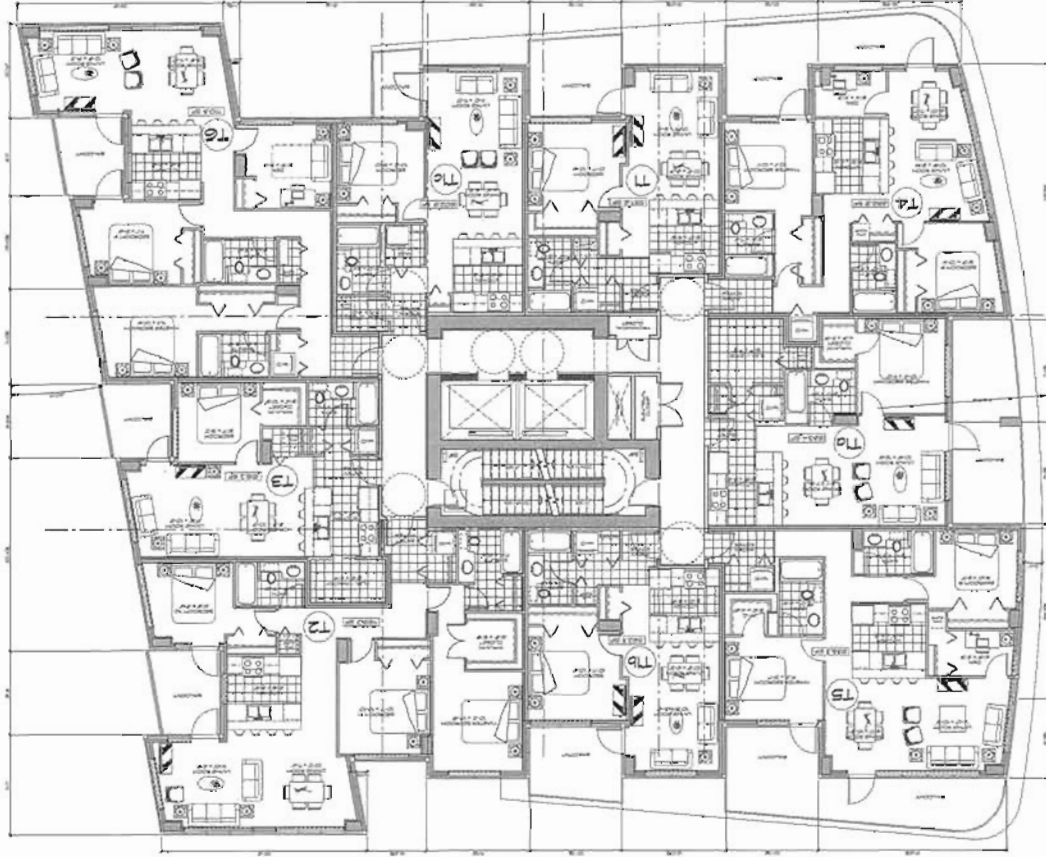
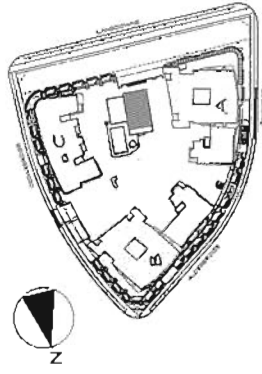
Robert Reed Architects Inc.
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 Columbia, SC 29202
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 Fax: (803) 799-7475
 www.rca-sc.com

**ALDERBRIDGE/
CEDARBRIDGE**
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**TOWER PLAN
(TYP. BLDG. A & B)**

2 A2.03



BUILDING A FLOOR PLAN (TYPICAL)
 SCALE: 1/8\"/>

12620615-54

ALL DIMENSIONS SHOWN ARE APPROXIMATE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS SHOWN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DATE	DESCRIPTION
10/15/10	ISSUED FOR PERMIT
10/15/10	ISSUED FOR CONSTRUCTION
10/15/10	ISSUED FOR CONSTRUCTION

PROJECT: ALDERBRIDGE/ CEDARBRIDGE
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 FAX: (604) 681-2242
 WWW: www.rca.ca



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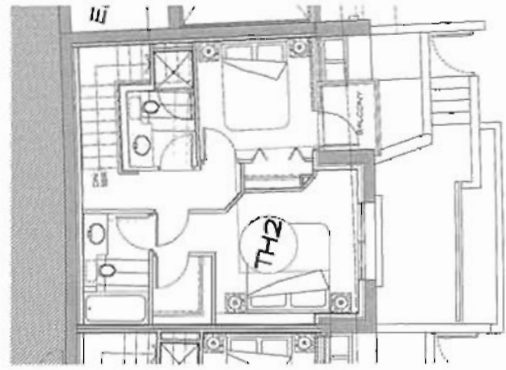
Robert Oswald Architecture Inc.
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 Vancouver, BC
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 SC-100-01-01

DATE	DESCRIPTION
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10/15/10	ISSUED FOR CONSTRUCTION

2 A2.05

12620615-5/8



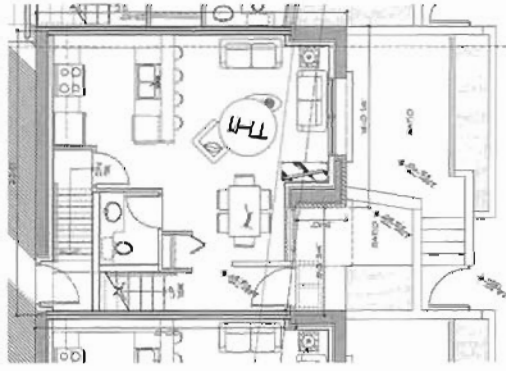
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 SCALE: 1/8" = 1'-0"



4 TYPE TH2 TYPICAL - GROUND LEVEL
 SCALE: 1/8" = 1'-0"



2 TYPE TH1 TYPICAL - LEVEL 2
 SCALE: 1/8" = 1'-0"



1 TYPE TH1 TYPICAL - GROUND LEVEL
 SCALE: 1/8" = 1'-0"



4 TYPE TH3 TYPICAL - LEVEL 2
 SCALE: 1/8" = 1'-0"



3 TYPE TH3 TYPICAL - GROUND LEVEL
 SCALE: 1/8" = 1'-0"

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC FIRE CODE.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ELECTRICAL ACT AND REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC PLUMBING ACT AND REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC MECHANICAL ACT AND REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC GAS ACT AND REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC OCCUPATIONAL SAFETY AND HEALTH ACT AND REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC ACCESSIBILITY ACT AND REGULATIONS.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BC HISTORIC PRESERVATION ACT AND REGULATIONS.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-01-15
2	ISSUED FOR PERMIT	2024-01-15
3	ISSUED FOR PERMIT	2024-01-15

REVISIONS:
 1. ISSUED FOR PERMIT
 2. ISSUED FOR PERMIT
 3. ISSUED FOR PERMIT



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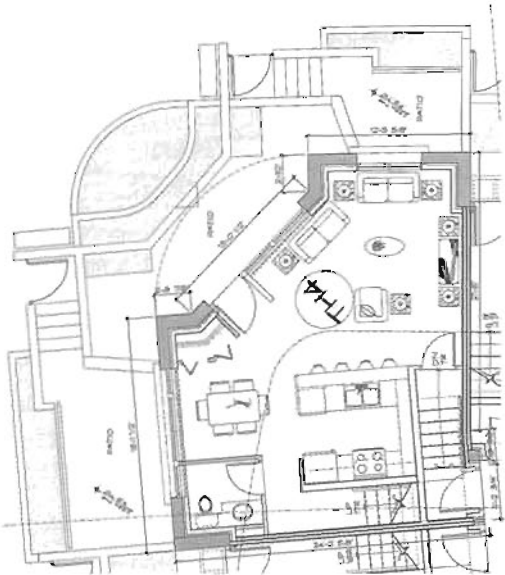
Robert C. Alexander Inc.
 200 - 2339 Columbia Street
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 Canada
 Tel: (604) 687-6441
 Fax: (604) 687-6441
 info@rcaconstruction.com

ALDERBRIDGE/
 CEDARBRIDGE
 RD-1040 B.C.

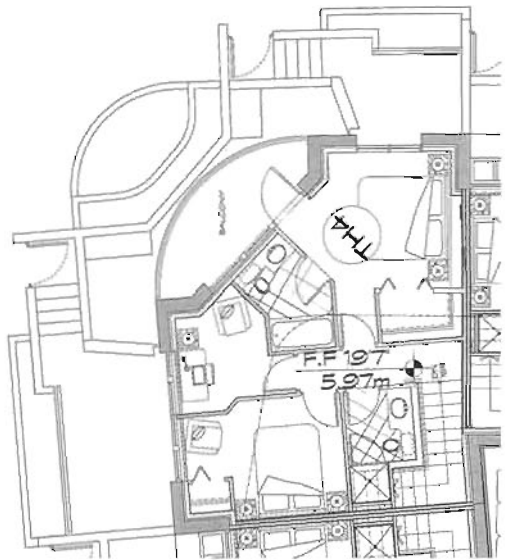
NO.	DATE	BY	CHKD.
1	2024-01-15	RCA/BA	RCA/BA

TOWNHOUSE
 UNIT PLANS

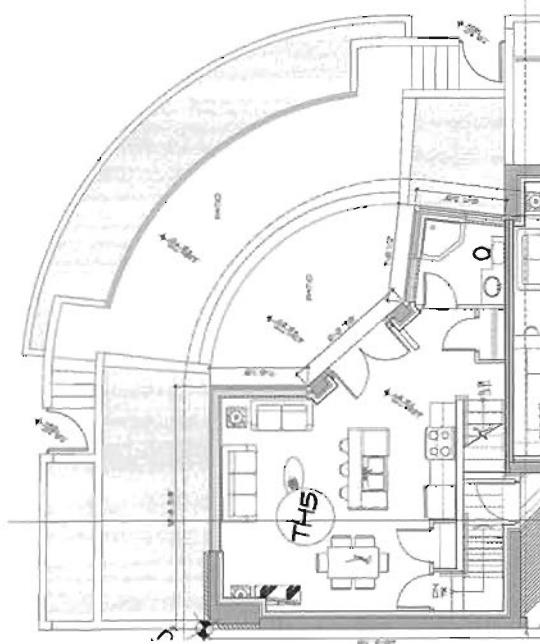
2 A2.06



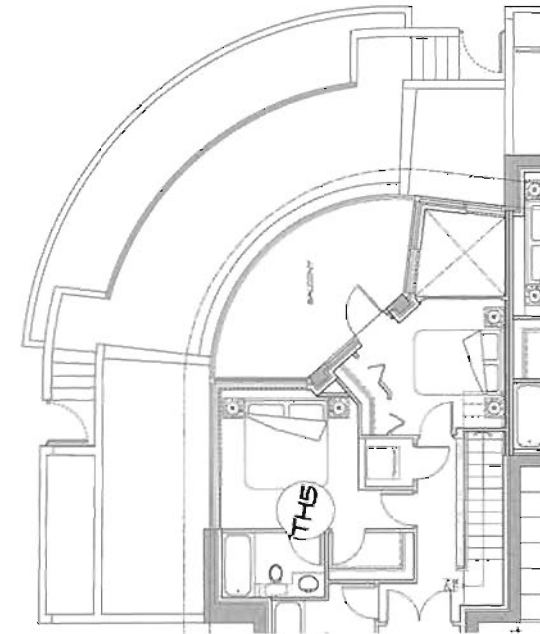
1 TYPE TH4 - GROUND LEVEL
 SCALE 1/8\"/>



2 TYPE TH4 - LEVEL 2
 SCALE 1/8\"/>



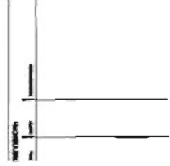
3 TYPE TH5 - GROUND LEVEL
 SCALE 1/8\"/>



4 TYPE TH5 - LEVEL 2
 SCALE 1/8\"/>

12620615-57

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49	08/15/2017	ISSUED FOR PERMIT
50	08/15/2017	ISSUED FOR PERMIT



RGA

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 www.rga.com

**ALDERBRIDGE/
CEDARBRIDGE**

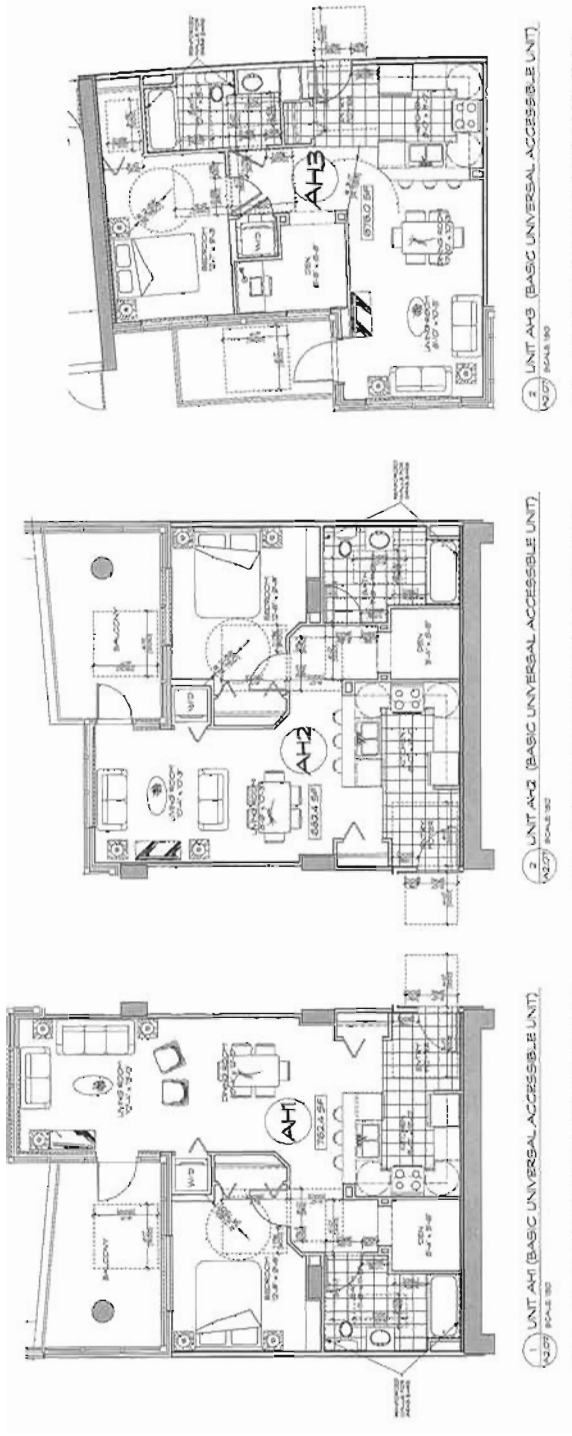
SECTION B.C.

NO.	DATE	DESCRIPTION
1	08/15/2017	ISSUED FOR PERMIT
2	08/15/2017	ISSUED FOR PERMIT
3	08/15/2017	ISSUED FOR PERMIT
4	08/15/2017	ISSUED FOR PERMIT
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49	08/15/2017	ISSUED FOR PERMIT
50	08/15/2017	ISSUED FOR PERMIT

**UNIT PLANS
ACCESS. UNITS**

A2.07

12626615-58



1 UNIT AH1 (BASIC UNIVERSAL ACCESSIBLE UNIT)
SCALE: 3/8" = 1'-0"

NOTE: THE ABOVE UNIT OCCURS IN BUILDING A AT LEVELS 3 THROUGH 8

2 UNIT AH2 (BASIC UNIVERSAL ACCESSIBLE UNIT)
SCALE: 3/8" = 1'-0"

NOTE: THE ABOVE UNIT OCCURS IN BUILDING B AT LEVELS 3 THROUGH 8

2 UNIT AH3 (BASIC UNIVERSAL ACCESSIBLE UNIT)
SCALE: 3/8" = 1'-0"

NOTE: THE ABOVE UNIT OCCURS IN BUILDING C AT LEVELS 3 THROUGH 8

EXPERIMENTAL RESULTS AND COMMENTS MUST BE PRINTED ON THIS SIDE. DRAWINGS SHALL BE PRINTED ON THE REVERSE SIDE OF THIS SHEET. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DATE	10/20/2014
BY	ALDERSRIDGE/CEDARBRIDGE
REVISION	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT

PROJECT: ALDERSRIDGE/CEDARBRIDGE
 ADDRESS: 100 - 2200 Columbia Street
 CITY: Vancouver, B.C.
 PROJECT NO.: 100-2200-01
 DATE: 10/20/2014

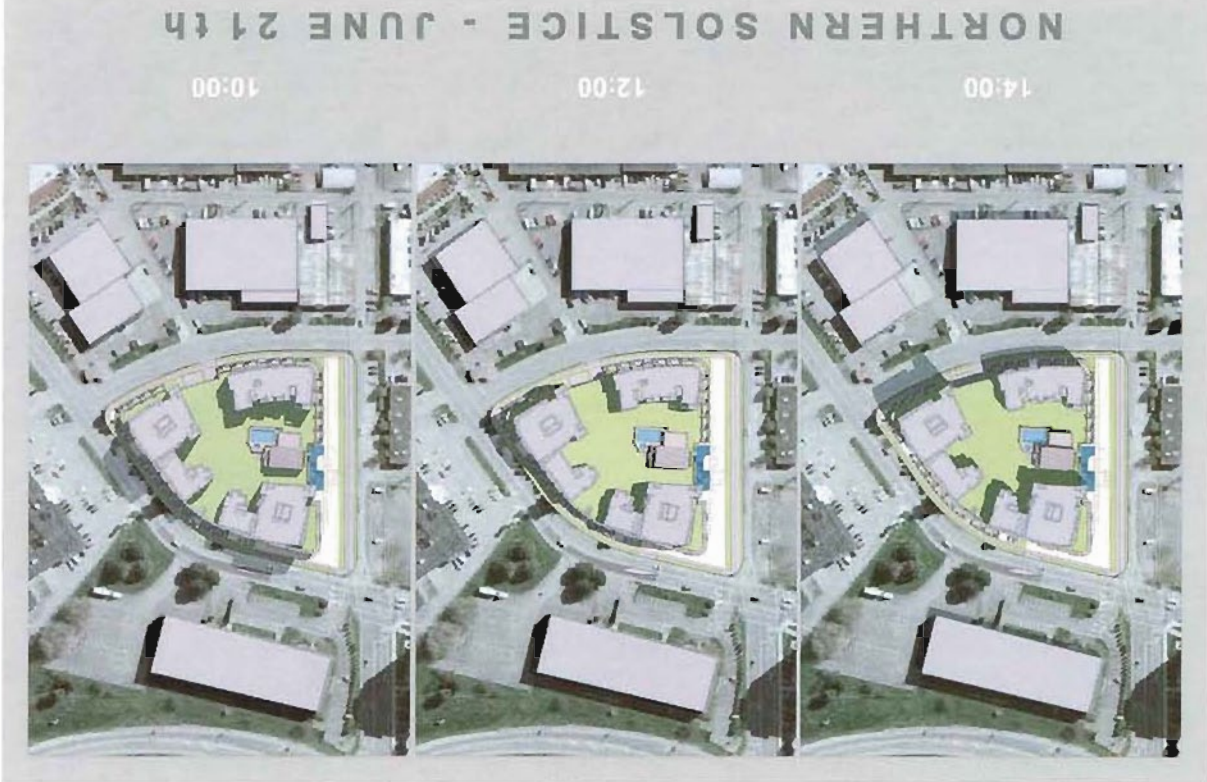


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ALDERSRIDGE/
 CEDARBRIDGE
 PROJECT NO. B.C.

DATE	10/20/2014
BY	ALDERSRIDGE/CEDARBRIDGE
REVISION	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT

2 A9.01



Reference Plan 12626615-1

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