City of Richmond

# Report to Development Permit Panel

| | | | |
|---|---|---|---|
| **To:** | Development Permit Panel | **Date:** | October 4, 2016 |
| **From:** | Wayne Craig<br>Director of Development | **File:** | DP 15-709934 |
| **Re:** | **Application by Citimark-Western Wembley Project Ltd. for a Development Permit at 4991 No. 5 Road** | | |

## Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
   b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

Wayne Craig
Director of Development

WC:bs
Att.

## Staff Report

### Origin

Citimark-Western Wembley Project Ltd. has applied to the City of Richmond for permission to develop a 109-unit townhouse development, consisting of 96 three-storey townhouses, 13 two-storey townhouses and a two-storey amenity building at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)". The site formerly contained a privately owned commercial recreation complex. A Servicing Agreement (SA 16- 721381) for frontage improvements, storm sewer upgrades and sanitary sewer extension is a consideration of rezoning.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north, existing single-family dwellings fronting onto Dewsbury Drive on lots zoned Single Detached (RS1/E).
- To the east, existing single-family dwellings fronting onto No. 5 Road on lots zoned Single Detached (RS1/E), and across No. 5 Road is a rear lane and Ministry of Transportation and Infrastructure (MOTI) right-of-way for BC Highway 91.
- To the south, MOTI right-of-way for BC Highway 91.
- To the west, MOTI right-of-way for BC Highway 99.

### Rezoning and Public Hearing Results

Interface Architecture Inc. applied to the City of Richmond in 2011 for permission to rezone 4991 No. 5 Road from the "School & Institutional Use (SI)" zone to the "Medium Density Townhouses (RTM2)" zone under rezoning application RZ 11-593406. The Public Hearing for the rezoning of this site was held on November 18, 2013 and the rezoning Bylaw 8986 was given third reading that date.

The rezoning application anticipated a 108-unit townhouse development, including an amenity building and a floor area ratio (FAR) of 0.65, reduced 2.2 m rear yard setback and reduced 2.3 m exterior side yard setback at the southwest edge of the site and 90% tandem parking.

At the Public Hearing, the following concerns about rezoning the property were expressed by the public:

- Vehicular traffic along No. 5 Road, including speeding, volume, congestion, drivers ignoring the pedestrian activated crosswalk at McNeely Drive and a request for a signalized traffic light for the intersection of No. 5 Road and Dewsbury Drive.
- Single-family residential rezoning preferred.

***The applicant carefully considered the input they received and submitted a revised proposal in the subject Development Permit application, including an increase to the setback at the southwest edge of the site, an increase to the number of side-by-side garages to reduce the number of parking spaces to be provided in tandem arrangement, while maintaining the allowed 0.65 FAR density, accommodating one additional townhouse unit and providing visitor parking in excess of the Zoning bylaw requirement.***

***City Transportation staff do not have concerns with the revised proposal. City Transportation staff are reviewing the general area for signalized traffic control need over the next few years, including a pedestrian activated special crosswalk at the intersection of No. 5 Road and Dewsbury Road to help pedestrians cross No. 5 Road and to deter speeding. Staff will also continue to monitor traffic operations along this corridor and make any necessary changes to the existing roadway line markings and traffic signage to further improve pedestrian safety at crosswalks.***

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and complies with the "Medium Density Townhouses (RTM2)" zone except for the zoning variances noted below.

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

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

1) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.

***(Staff supports the proposed setback variance as it results from the narrow No. 5 Road frontage at the east end of the site, the angled exterior side yard at the west end of the site and the increased density provided in response to Planning Committee comments through the rezoning. The proposed exterior side yard varies from 3.6 m at the amenity building, 5.47 m at the southwest corner of the furthest west building and 29 m at the central outdoor amenity area. The proposal has been revised since Public Hearing, animating No. 5 Road with a fully accessible two-storey amenity building and redesigning proposed building 19 with a larger setback than was identified in the rezoning staff report.)***

2) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

***(Staff supports the proposed variance as the length of the site results in a site plan that is best serviced for resident moving needs by accommodating medium size SU-9 manoeuvring throughout the site instead of limiting loading to a designated space.)***

### Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the design has been improved by incorporating some of the Design Panel suggested design changes. A copy of the

relevant excerpt from the Advisory Design Panel Minutes from June 8, 2016 is attached for reference (Attachment 2). The design response from the applicant is acceptable to staff and has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

## Analysis

### *Conditions of Adjacency*

- The proposed stepped building heights, siting and orientation of the buildings generally address the massing of the surrounding residential developments.
- A two-storey indoor amenity building is proposed along No. 5 Road. A landscape area will be provided along the north side of the driveway from No. 5 Road; providing a buffer between the proposed development and the side of the adjacent single-family property located at 4951 No. 5 Road.
- Along the portion of the east property line adjacent to back yards of neighbouring single-family homes, the proposed interface includes three-storey building height for five townhouses with townhouse back yard condition and a 6 m setback. An existing hedge located on the adjacent property to the east is to be protected and the northeast unit includes a 0.68 m projection into the 6 m setback for a small ground level kitchen bay, which would be screened by the existing hedge.
- Along the majority of the north property line adjacent to back yards of neighbouring single-family homes, the proposed interface includes two-storey end units with passive townhouse side yard condition and a 3 m setback. At the narrow west end of the site, the proposed interface includes a three-storey building height for four townhouses with townhouse back yard condition with a 6 m setback.
- Three (3) trees and two (2) hedges located on adjacent properties to the north and east are to be protected with tree protection areas on the subject site and 1.8 m height solid wood fencing will be provided along the entire length of shared north and east property lines to provide screening between the development and adjacent rear yards of neighbouring single-family homes.
- Along the south property line adjacent to MOTI right-of-way for BC Highways 91 and 99, the proposed interface includes a landscape buffer and 1.8 m height solid wood fencing to provide screening and a barrier between the development and adjacent highway lands. Registration of a legal agreement was secured through the rezoning to ensure that the landscaping is maintained and not be abandoned or removed.
- The proposal includes the construction of sound barrier fencing in the MOTI right-of-way to the south. The requirement was secured through the rezoning and is being designed and constructed through a separate agreement with the Ministry of Transportation and Infrastructure (MOTI).

### *Urban Design and Site Planning*

- The proposed site layout provides a pedestrian-oriented streetscape with the indoor amenity building, tree retention, landscaping, low fencing and pedestrian entry provided on the No. 5 Road frontage.
- The proposed site layout includes an indoor amenity building, west and central outdoor amenity spaces, 109 townhouses in 19 buildings, a common east-west drive aisle along the

south edge of the site, seven (7) shorter north-south drive aisles and visitor parking provided throughout the site.

- Front entries for twelve (12) of the buildings are proposed to be accessed from pedestrian mews. The front entries for the other seven (7) buildings are proposed to be accessed from the drive aisles.
- The development proposal includes one (1) driveway from No. 5 Road.
- All units have two (2) vehicle parking spaces in enclosed garages. A total of nine (28) visitor parking spaces; including two (2) accessible visitor parking spaces, are proposed; which exceed the minimum bylaw requirements. Both residential and visitor bicycle parking are provided and are also in compliance with the Zoning Bylaw requirements.
- The west and central outdoor amenity spaces benefit from casual surveillance opportunities and sun exposure. The size and location of the outdoor amenity spaces is appropriate in providing open landscape and amenity space convenient to all of the units.
- Garbage, recycling and organic waste will be collected door to door; with storage space provided in individual unit garages.

***Architectural Form and Character***

- The architectural style of the proposed townhouses will complement the existing residential character of the neighbourhood.
- The street fronting two-storey 8.2 m tall indoor amenity building along No. 5 Road is designed with a flat roof and vertical elevator projection treated like a chimney with cultured stone to minimize its appearance. The modest two-storey massing addresses the existing single-family character to the north and provides a contemporary architectural character.
- Most of the internal buildings along the north property line are designed to present two-storey end units with a more traditional residential low slope gable roof character to minimize the apparent height of the buildings and as a transition to the single-family homes to the north. The furthest west building at the narrow end of the site is designed to present a four-unit three-storey building with a greater setback to the property line and gable roof with low gable and shed roof elements to minimize the apparent height of the buildings and as a transition to the single-family homes to the north.
- The proposed mix of materials, colour palette, two colour schemes and combination of building projections and recesses integrated into the design, provide visual interest and character for the proposal.
- The internal drive aisle character has been enhanced with a mix of single and double width garage doors, transom windows, areas of cultured stone cladding and planting islands. In addition, 7 of the 19 buildings have front entries that face the drive aisles.
- The proposed building materials (laminated asphalt roof shingles, vinyl and Hardi lap siding, Hardi panel siding with reveals, Hardi board and batten siding, cultured stone veneer, vinyl windows, wood trim/post/band/bracket, and metal guard rail) are generally consistent with the Official Community Plan (OCP) Guidelines and are generally compatible with the single-family character of the neighbourhood.

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

- Tree preservation was reviewed at rezoning stage. Eleven (11) existing on-site trees were identified for removal. Ten (10) on-site trees were identified for retention (trees #522, 570, 572, 574, 575, 576 and tree group #571). Three (3) Japanese maple trees (trees #526, 527 &

528) were identified for retention and relocation on-site. Subsequent to the tree review at rezoning, the three (3) Japanese maple trees became infected with disease and now will not survive transplanting.

- The Ministry of Transportation and Infrastructure (MOTI) issued a permit to the developer to remove the invasive 39 trees and underbrush that had established itself in the engineered highway embankment within the Provincial highway lands immediately south of the site.
- Fourteen (14) existing on-site trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 28 replacement trees are required. The applicant is proposing to plant 193 new trees on site.
- Three (3) existing off-site trees and two (2) existing off-site hedges located on adjacent properties to the north and east are to be protected with tree protection areas on the subject site. Areas of proposed low retaining wall along the north property line will be located outside of the tree protection zone.
- The No. 5 Road streetscape is enhanced with the retention of an existing 26 cm diameter tree at the southeast corner of the site, planting, low fencing and a pedestrian entry to the site that connects to pedestrian routes provided throughout the site.
- Each unit will have either a front yard accessed from a pedestrian mews, or a private rear yard. Yards will be fenced and treated with landscaping and an area of patio pavers. Various hedges, shrubs and ground covers, as well as perennials and grasses, have been selected to ensure the landscape treatment remains interesting throughout the year.
- The outdoor amenity areas include areas that allow for flexible use by children or adults. A fence enclosed play area for young children includes a covered sandbox and climbing play equipment with slides, activities, and resilient rubber surfacing. Benches, picnic tables, open lawn area, landscaping and tree planting are also provided.
- A two-storey accessible indoor amenity building is proposed at the entry to the site fronting No. 5 Road, consistent with the OCP.
- The entrance driveway, vicinity of the central outdoor amenity area and drive aisle intersections will be treated with permeable interlocking pavers for visual interest and site permeability.
- The proposal includes a landscape buffer and 1.8 m height solid wood fence screening along the south property line adjacent to MOTI right-of-way for BC Highways 91 and 99.
- In order to ensure that the proposed landscaping works are completed and trees protected, the applicant is required to provide a landscape and tree protection security of $539,725 as a condition of the Development Permit.
- The applicant has entered into a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. After construction is complete, the arborist will submit a post-construction impact assessment to the City for review. A copy of the contract is on file.
- Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities occurring on-site.

***Crime Prevention Through Environmental Design***

- The driveway entry is treated with permeable interlocking pavers; differentiating the private site from the City's sidewalk public space.

- Each unit has either a front yard space or a back yard space with planting area and patio areas and is separated from neighbouring yards by fencing, identifying the boundaries of the private yard spaces.
- Unit entries are clearly visible and not deeply recessed. Windows provide natural surveillance from units to on-site drive aisles and outdoor amenity areas.

***Sustainability***

- The applicant has agreed to register a legal agreement on title prior to the issuance of the Development Permit to ensure that the development is designed and constructed to achieve an EnerGuide rating of 82 and include pre-ducting for solar hot water heating. Detailed information is required to be included in the Building Permit application.
- A Certified Energy Advisor has confirmed that the proposed townhouses will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the permit drawings.
- The developer advises that the required EnerGuide rating of 82 would be achieved through the use of a geothermal ground source system, geoexchange heat pump and electric heating mechanical equipment located inside each unit along with energy star appliances and low flow plumbing fixtures.

***Accessible Housing***

- The proposed development includes seven (7) convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a wheelchair platform lift at the stairway.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

***Noise Mitigation***

- The proposed site is subject to overhead aircraft noise and highway traffic noise. Registration of a legal agreement on title was secured through the rezoning to ensure that the development is designed and constructed in a manner that mitigates potential aircraft noise and highway traffic noise and ensures the thermal comfort of residents. An acoustic report was received and is on file. Detailed information is required to be included in the Building Permit application.
- The required indoor noise and thermal comfort levels are proposed to be achieved through building envelope upgrades identified in the acoustic report and geothermal ground source system air conditioning to ensure the comfort of residents during the summer months.

***Affordable Housing***

- The developer is participating in the City's Affordable Housing strategy. A voluntary contribution of $279,101 was secured through the rezoning.

***Public Art***

- The developer is participating in the City's Public Art program. A voluntary contribution of $104,663 was secured through the rezoning.

## Conclusions

The applicant has satisfactorily addressed staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.

Sara Badyal.

Sara Badyal
Planner 2
SB:bs

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

1. Final adoption of Zoning Amendment Bylaw 8986
2. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no Building Permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfactory to the Director of Development.
3. Submission of proof of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 10 on-site trees to be retained, and two (2) hedges and three (3) trees on neighbouring residential properties to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (no less than four), and a provision for the Arborist to submit a post-construction assessment report to the City for review. Tree protection fencing is to be installed on-site prior to any demolition or construction activities occurring on-site. The project Arborist has recommended removal of some trees from neighbouring residential and MOTI property due to poor condition. A tree removal permit application may be submitted to the City for consideration with written authorization from the owner of the property where the tree is located.
4. Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of $539,725.00; Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping has been installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff.

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

- Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes regarding: tree protection, convertible units, aging in place, sustainability, fire suppression sprinkler systems, private on-site hydrants, and opportunities for fire trucks to turn around on-site.
- Submission of reports with recommendations prepared by an appropriate registered professional and incorporation of the identified acoustic and thermal measures in Building Permit (BP) plans.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 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 Department at 604-276-4285.*

City of Richmond

# Development Application Data Sheet

Development Applications Department

**DP 15-709934** **Attachment 1**

Address: 4991 No. 5 Road

Applicant: Citimark-Western Wembley Project Ltd. Owner: Citimark-Western Wembley Project Ltd.

Planning Area(s): East Cambie

| | Existing | Proposed |
|---|---|---|
| **Site Area** | 19,945.7 $m^2$ | 19,945.7 $m^2$ |
| **Land Uses** | Vacant | Multi-Family Residential |
| **OCP Designation** | Neighbourhood Residential | Complies |
| **Aircraft Noise Sensitive Development Policy** | Area 2: High Aircraft Noise Sensitive Land Uses (except new single family) may be considered | Complies |
| **Flood Construction Level** | 2.9 m GSC or 0.3 m above crown of road | Complies |
| **Zoning** | Medium Density Townhouses (RTM2) | Variances noted below |
| **Number of Units** | Vacant | 109 Townhouses & Amenity building |

| | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio | Max. 0.65 | 0.65 | None permitted |
| Lot Coverage: Building<br>Non-porous surface<br>Landscaping | Max. 40%<br>Max. 65%<br>Min. 25% | 38%<br>64 %<br>25 % | None |
| Setbacks: No. 5 Rd (East)<br>Interior Side Yard (East)<br>Interior Side Yard (North)<br>**Exterior Side Yard (South)**<br>Rear Yard (West) | Min. 6 m<br>Min. 3 m<br>Min. 3 m<br>**Min. 6 m**<br>Min. 3 m | 8 m<br>5.3 m to 6 m<br>3 m to 6 m<br>**3.6 m** to 29 m<br>7.7 m to 26 m | **Variance Requested:**<br>**2.4 m Decrease at Amenity Building**<br>**0.53 m Decrease at Building 19** |
| Height | Max. 12 m (3 storeys) | 12 m (3 storeys) | None |
| Lot Size: Width<br>Depth | Min. 30 m<br>Min. 35 m | 64 m (average)<br>306 m (average) | None |
| Parking Spaces: Resident<br>Visitor<br>Accessible<br>Total | 218<br>22<br>(2)<br>240 | 218<br>28<br>(2)<br>246 | None |
| Small Car Parking Spaces | Max. 50% | 32% | None |
| Bicycle Parking Class 1<br>Class 2 | 137<br>22 | 149<br>22 | None |
| **Loading Spaces**<br>**Manoeuvring** | **Medium SU-9**<br>**Large WB-17** | **None**<br>**Medium SU-9** | **Variance Requested:**<br>**Providing SU-9 Manoeuvring** |
| Tandem Parking Spaces | Max. 50% | 37% | None |
| Indoor Amenity Space | Min. 100 $m^2$ | 161 $m^2$ | None |
| Outdoor Amenity Space | Min. 654 $m^2$ | 670 $m^2$ | None |

**Attachment 2**

**Annotated Excerpt from the Minutes from**

# Advisory Design Panel Meeting

**Wednesday, June 8, 2016**

2. DP 15-709934 109-unit townhouse development
   Architect: Salehi Architect Inc.
   Location: 4991 No. 5 Road

**Panel Discussion**

*Comments from the Panel were as follows:*

- appreciate the site planning and breaking up of the long and narrow site to create a community feel; also appreciate the node at the centre; consider further ways for the proposed development to engage the front street and integrate more with the surrounding development; also consider integrating public art to enhance the sense of community in the proposed development; – ***Considered. Amenity building and landscaping located on very limited No. 5 Road frontage to animate and enhance the streetscape. Contribution provided for Public Art.***

- appreciate the staff comments regarding the possible opportunity for accommodating stacked closets for future vertical access in the proposed adaptable units; the applicant is encouraged to consider the potential for accommodating stacked closets; – ***Considered. Convertible unit type A revised to accommodate a wheelchair platform lift, which would transport a person in their wheelchair up the staircase.***

- ensure that the width of the pocket door in the powder room on the ground floor of the adaptable units will accommodate a person in wheelchair; also ensure appropriate distance between the sink and the toilet to allow easy access and use by a person in wheelchair; – ***Considered. Accessible washroom provided on the second floor level, main floor powder room is not large enough to accommodate wheelchair turning.***

- most washrooms use inward-opening doors; consider replacing with outward-opening doors which are safer to use by older persons; – ***Incorporated.***

- appreciate the site planning for the proposed development which maximizes sun exposure on both sides of the units throughout most of the development; – ***Noted.***

- consider design development to differentiate the intersections of the main east-west internal driveway with each of the north-south drive aisles to assist in wayfinding, e.g. through introducing landscaping and/or articulation of end conditions of north-south drive aisles; appropriate use of colour schemes for townhouse units will also facilitate wayfinding; – ***Permeable pavers incorporated at intersections.***

- appreciate the central amenity area which provides a neighbourhood atmosphere; however, the space for proposed park/outdoor activity area at the western end of the subject site appears tight due to proposed plantings in the area; consider eliminating the park and introduce a cul-de-sac to provide more usable open space for residents; – ***Considered.***

***Outdoor amenity area retained and enhanced at the west end of the site for resident amenity and required tree protection area.***

- overall, the proposed development is successful and creates a good neighbourhood feel in a challenging site; – ***Noted.***
- the proposed development appears quite dense at 0.65 FAR; nice job accommodating the density; orientation of the internal drive aisles within the site is appropriate as it brings additional daylighting to the townhouse units; – ***Noted.***
- townhouse blocks with central pedestrian mews are more successful than those with adjoining backyards; townhouse blocks without mews in the center do not provide a clear demarcation for pedestrian circulation along the north-south internal drive aisles; – ***Considered. Central mews retained to provide a variety of units in the development. The dead end drive aisle ends are relatively short, expected to experience low traffic and highlighted with areas of permeable pavers at both ends, which will enhance wayfinding and the pedestrian experience.***
- consider opportunities for improvements at the intersections of the main internal driveway with the internal drive aisles; consider introducing a small cluster of trees at the end of the internal drive aisles to enhance the buffering for the townhouse units and create a visual destination; – ***Trees, hedges and shrubs added to enhance drive aisle ends.***
- applicant needs to provide more details on how the proposed colour schemes are to be applied/distributed in the proposed development; consider adding a third colour scheme, even a subtle variation to the proposed two colour schemes, due to the size of the proposed development; – ***Considered. Two colour schemes are proposed throughout the project, highlighting different zones from east to west.***
- overall, the proposed development is successful and the proposed density is appropriate for the subject site; – ***Noted.***
- appreciate the proposed sustainability features of the project; also appreciate the proposed geothermal ground source heat pump system; applicant is advised to be aware of the challenges of the proposed system, e.g. location of boreholes and need for a mechanical closet in each unit; – ***Noted.***
- applicant is advised to use the correct terminologies in the project's design rationale report submitted to the Panel; should use the terms "geoexchange heat pump with electric heating", "energy star appliances" and "low flow fixtures" to accurately describe the proposed sustainability features and building energy performance of the project; – ***Incorporated.***
- two colour schemes are adequate for the proposed development; applicant needs to consider rhythm and pattern as the motorist/pedestrian enters the main internal driveway; – ***Incorporated.***
- appreciate the applicant providing seven convertible units; provision for future chairlifts in convertible units is a more efficient universal design feature; – ***Refer to comment above.***
- the proposed geoexchange heating system is a significant contribution to the project; proximity of the townhouse buildings to Highway 91 is not a concern if the applicant complies with the recommendations of the acoustic report; – ***Noted.***

- use of permeable pavers in the proposed development is more generous than the typical townhouse development; appreciate the provision of pedestrian circulation points, e.g. sidewalks along the sides of the driveway and walkways along the mews; – ***Noted.***
- appreciate the proposed amenity building which has a different architectural style than the rest of the project; – ***Noted.***
- proposed pocket park adjacent to No. 5 Road will have limited use; consider eliminating the pocket park and introduce two layby spaces for picking up mails; the proposed move will eliminate two parking spaces to the left of the amenity space and increase the outdoor/patio space for the amenity building; – ***Considered. Visitor parking is provided adjacent to amenity building with mailboxes and further away from the arterial No. 5 Road. Landscaping along the driveway provides screening to the adjacent single-family home and enhances the streetscape.***
- appreciate the corner windows; review the details on the diagonal elements which are not consistent with the geometry of the proposed architecture; – ***Considered. The diagonal elements are provided as architectural features and to reduce the apparent mass of the building with lowered gable ends***.
- concerned with Unit 109 in Building 19 which is very close to the face of the wall of Highway 91; consider turning/angling the windows of the unit away from the highway; – ***Considered. The retaining wall is lower than depicted in the model, approximately 2 feet below the main floor, acoustic attenuation will be provided and the setback was increased from the previous rezoning application scheme.***
- Building 19 is a tall building and its windows are overlooking the neighbours; consider introducing appropriate landscaping to address overlook issues; – ***Taller trees were added to enhance screening. Building 19 has 4 units that are oriented with north and south views and a greater 6 m setback from the shared north property line. The number of units with north facing views was reduced to 4 units from the 8 units proposed through the previous rezoning application scheme.***
- support the comment to consider replacing the pocket park at the entrance to the site with laybys; – ***Refer to comment above.***
- appreciate the proposed amount of unit pavers but applicant needs to ensure consistency of use on the site; support the comment to accentuate the internal drive aisles intersections by introducing unit pavers in each intersection to differentiate each intersection and facilitate wayfinding; – ***Refer to comment above.***
- review the spacing in the proposed planting for the project; plant spacing information needs to be added in the plant list; support high density planting as it adds visual value to the project; – ***Plant spacing added to plant list and specified to provide adequate coverage of evergreen groundcover for year round visual interest.***
- review proposed use and location of porous asphalt as it has maintenance requirements over time; consider replacing with permeable pavers, which are successful over time; – ***Considered. Porous asphalt reviewed with civil Engineer and contractors and provided to enhance permeability in low traffic parking areas. Permeable pavers reserved for more visually dominant drive aisle areas.***

- consider enhancing the landscaping at the drive aisle ends to provide relief to the long rows of garages; appreciate the proposed planting between townhouse garages; – ***Refer to comment above.***
- support the comment to review the proposed park/activity space at the western end of the subject site; consider how to make the space more usable for the whole development, e.g. by introducing appropriate landscaping treatment to make it more welcoming and not read as a side yard to Unit 109 in Building 19; – ***Enhanced with picnic table area, benches and entry trellis.***
- the central amenity area needs further design development; review the choice of play equipment; consider enhancing the buffering for the adjacent townhouse units to address privacy issues; – ***Tree placement revised for screening. Play equipment includes covered area, stairs, activities and slide.***
- proposed plant palette is suitable for the proposed development; however, (i) ensure right soil condition and species for honey locust trees to prevent maintenance issues and (ii) ensure appropriate scale for the proposed horse chestnut trees which can grow into massive trees; and – ***Soil specifications are included in the landscape plan and Red Horse Chestnut tree species chosen is smaller, does not bear nuts and will feature pink to red flowers.***
- appreciate the proposed sidewalk through the proposed development – ***Noted.***

**Panel Decision**

It was moved and seconded

***That DP 15-709934 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

**CARRIED**

City of Richmond

# Development Permit

**No. DP 15-709934**

| | |
|---|---|
| To the Holder: | CITIMARK-WESTERN WEMBLEY PROJECT LTD. |
| Property Address: | 4991 NO. 5 ROAD |
| Address: | C/O REZA SALEHI<br>SALEHI ARCHITECT INC.<br>2030 MARINE DRIVE, UNIT 433<br>NORTH VANCOUVER, BC V7P 1V7 |

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 minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
   b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #36 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 $539,725.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year 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 15-709934**

| | |
|---|---|
| To the Holder: | CITIMARK-WESTERN WEMBLEY PROJECT LTD. |
| Property Address: | 4991 NO. 5 ROAD |
| Address: | C/O REZA SALEHI<br>SALEHI ARCHITECT INC.<br>2030 MARINE DRIVE, UNIT 433<br>NORTH VANCOUVER, BC V7P 1V7 |

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

   This Permit is not a Building Permit.

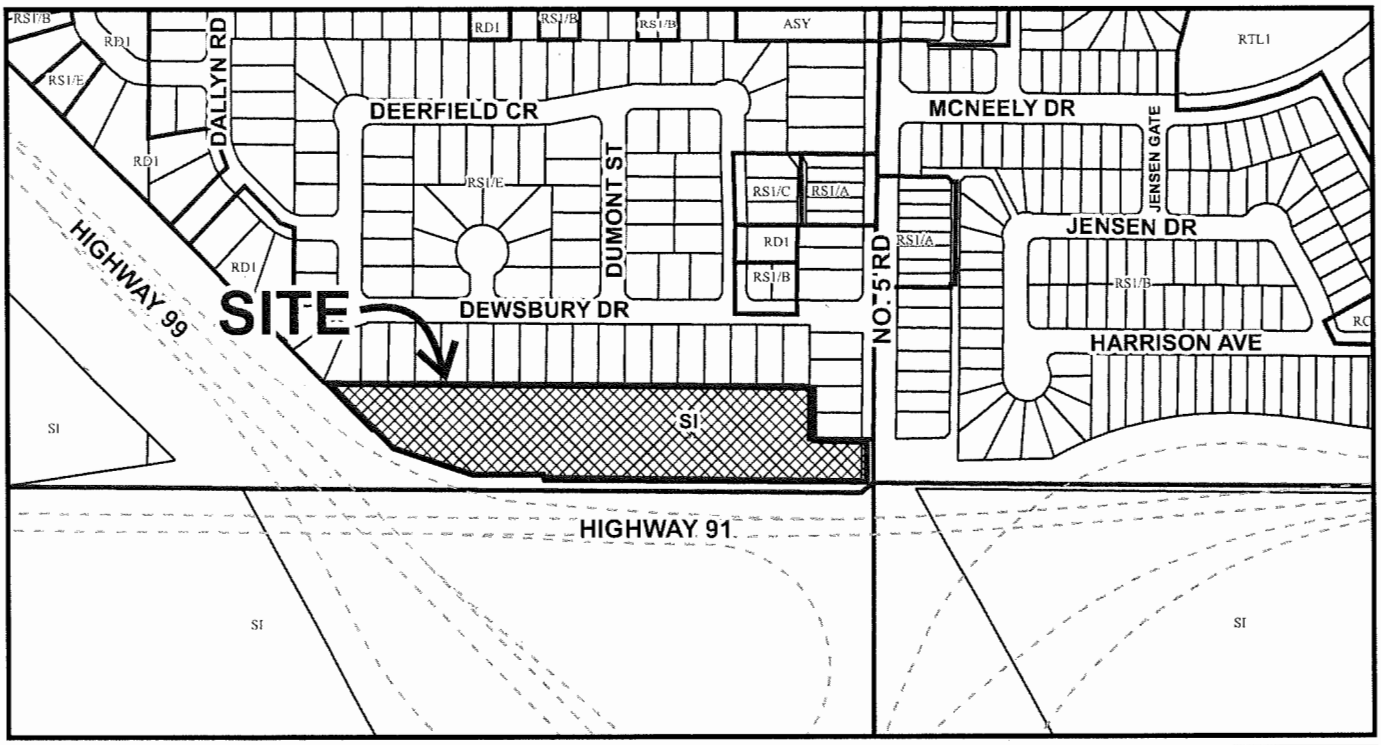
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

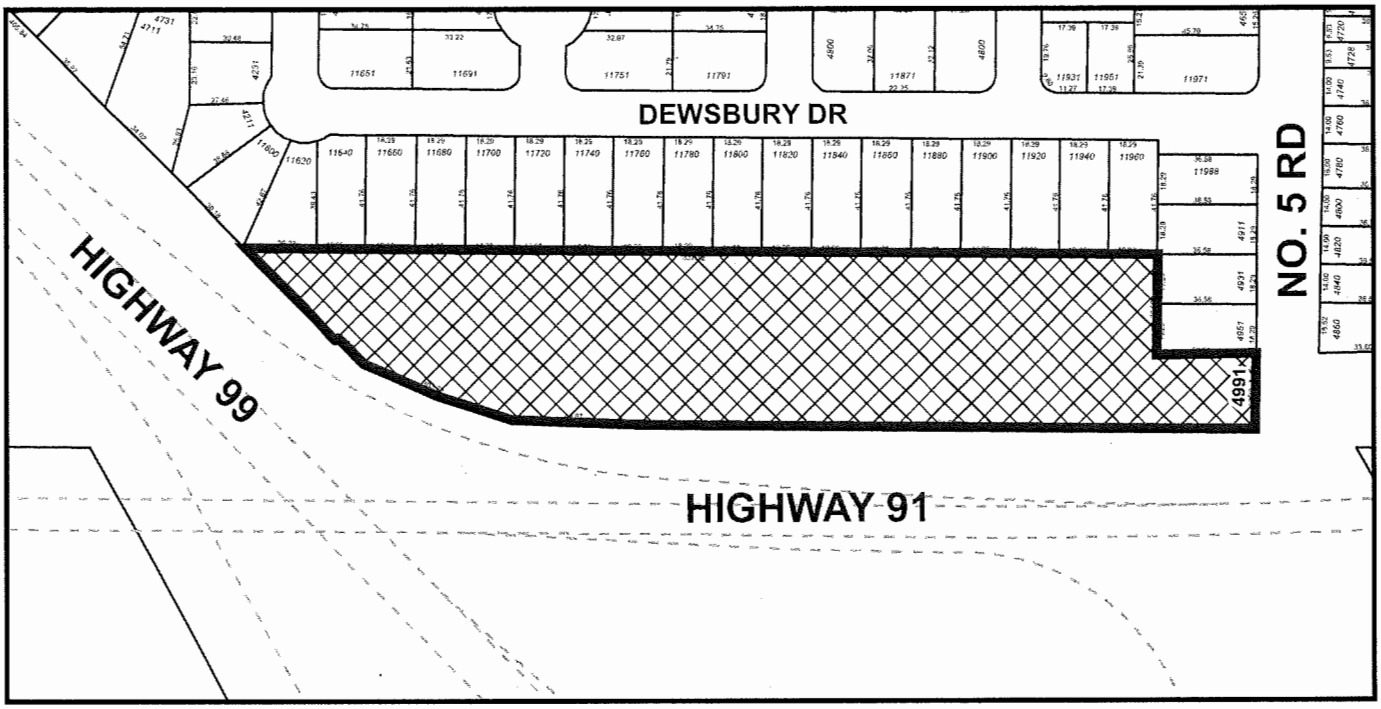
DELIVERED THIS DAY OF , .

_____

MAYOR

City of
Richmond



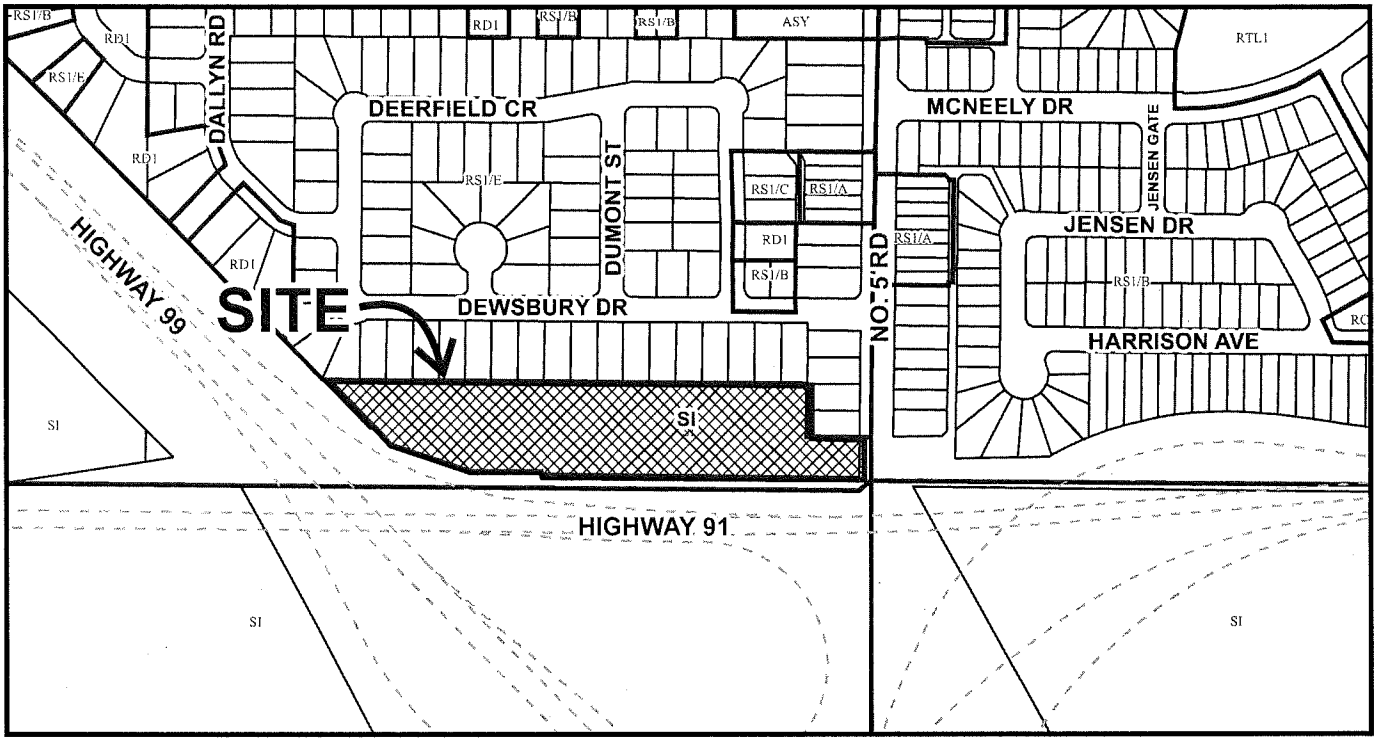

# DP 15-709934
# SCHEDULE "A"

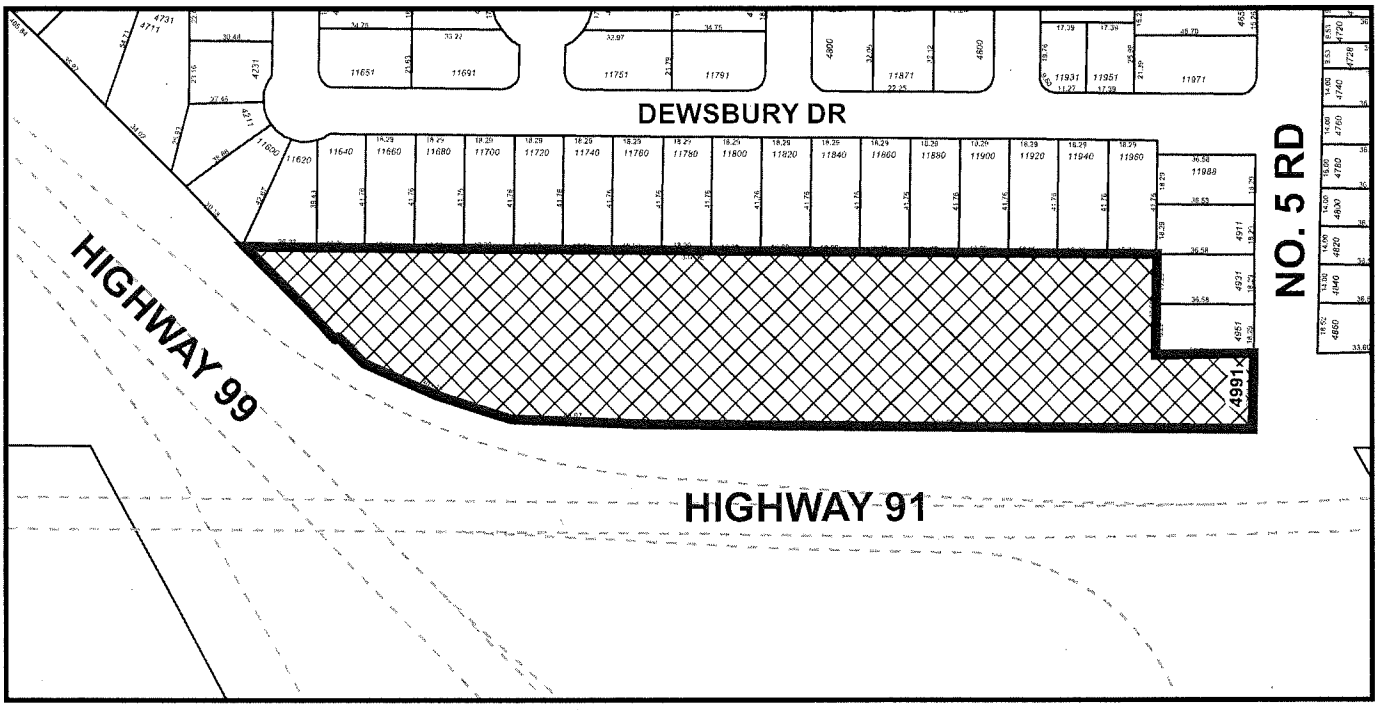
Original Date: 10/05/15

Revision Date: 09/27/16

Note: Dimensions are in METRES

City of
Richmond




# DP 15-709934

Original Date: 10/05/15

Revision Date: 09/27/16

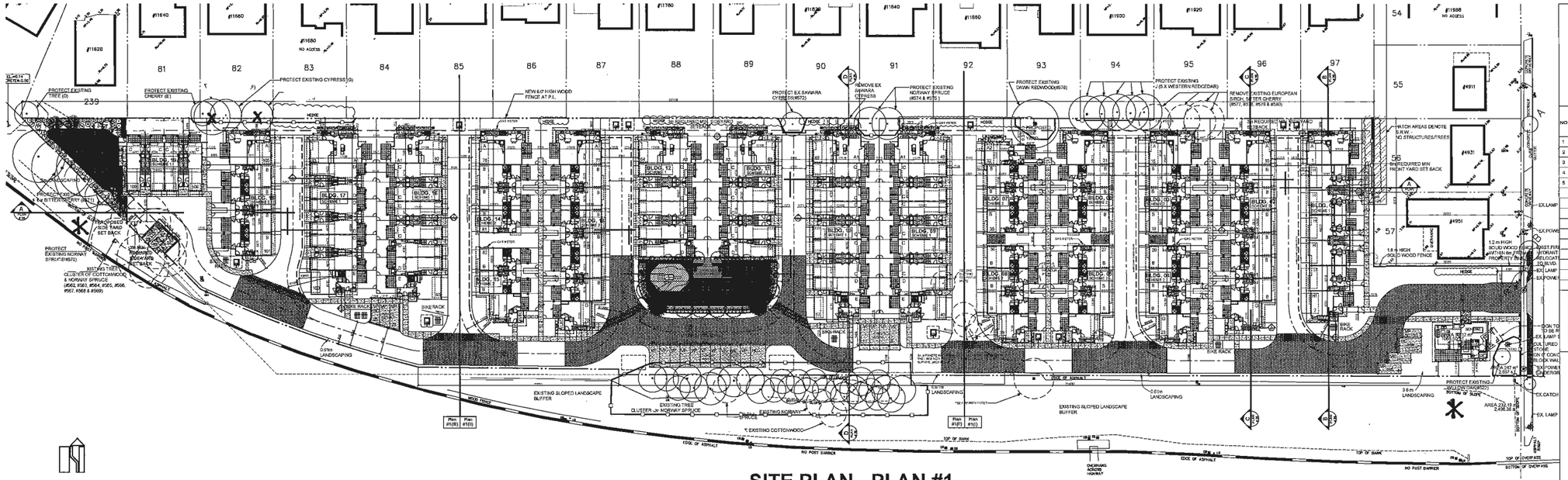
Note: Dimensions are in METRES

Notes:

- Variances included to:
  - reduce exterior side (south) yard from 6 m to 3.6 m at amenity building and 5.47 m at southwest corner of site as per DP plans
  - reduce loading from 1 medium loading space and manoeuvring for large tractor trailer truck to manoeuvring for medium truck
- 2 accessible parking spaces.
- 7 convertible townhouse units.
- Aging in place features in all townhouse units.
- Existing tree and hedge protection as per Tree Management DP Plan. 10 trees required to be protected on-site. 5 trees and 2 hedges on neighbouring properties to north and east required to be protected on-site. Tree protective fencing and contract for Certified Arborist supervision required. Trees on MOTI highway lands to be removed via separate permit issued by MOTI.

Notes (cont.):

- Development is required to be designed and constructed to meet EnerGuide 82 criteria for energy efficiency and all dwellings are to be pre-ducted for solar hot water heating, as per legal agreement.
- Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
- Development is required to construct Highway landscape buffer on-site as per legal agreement.
- Retaining walls are not permitted in right-of-way areas or tree protection zones without prior written approval from the City.
- Off-site works via separate required Servicing Agreement for frontage improvements, storm & sanitary sewer upgrades.
- Acoustic barrier required to be constructed on MOTI highway lands via separate permit issued by MOTI.




## SITE PLAN - PLAN #1

## ZONING SUMMARY Zoning and Development Bylaw No. 8500

LEGAL DESCRIPTION:
PARCEL ID: 006-160-859
LOT 63 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 41571

| | | |
|---|---|---|
| LOT SIZE: | 214,693 sf = 4.93 ACRES [19,945.70 m2] | |
| EXISTING ZONING: | SCHOOL & INSTITUTIONAL USE (SI) | |
| PROPOSED ZONING: | MEDIUM DENSITY TOWNHOUSES (RTM2) | |
| | TARGET ZONING | PROJECT SPECIFICS (PROPOSED) |
| DENSITY: | MAX FAR = 0.65<br>+ 0.10 FAR (for AMENITY)<br>214,693 X 0.65 = 139,550 [12,964.67 m2] | PROPOSED FAR = 0.65 = 139,507.90 sf [12,965.42 m2] |
| LOT COVERAGE: | 40% MAX | 37.26 % (7,411.88 / 19,945.70 m2) |
| YARD SETBACKS: | | |
| AT ROAD (E) | 19.69 ft [6 m] MIN. | 26.24 ft [8.0 m] - EAST AT NO.5 ROAD |
| YARD (E) | | 19.69 ft [6 m] - EAST PROPERTY LINE |
| YARD (N) | 9.84 ft [3 m] MIN. | 9.84 ft [3.0 m] & 19.69 ft [6 m] - NORTH INTERIOR LOT LINE |
| EXTERIOR SIDE YARD (S) | 19.69 ft [6 m] MIN. | 11.81 ft [3.6 m] - (AMENITY BLDG)<br>17.95 ft [5.47 m] - (BLOCK 19) |
| YARD PROJECTIONS: | | |
| BALCONY/PORCH | | (4 X UNIT C) 5'-6" X 11'-0" [1.68 X 3.53M] I |
| MAIN FLOOR (UNIT A1) | | (UNIT A1) - 2'-2.5" X 10'-6" [0.67 X 3.20M] |
| ELEC. ROOM | 2 ft [0.6 m] MAX. SIDE/REAR | (6 X UNIT A1) 6" X 12'-6" [0.15 X 3.81M] |
| BUILDING HEIGHT: | 39.37 ft [12 m] / 3-STOREY | 39.37 ft [12 m] / TO ROOF PEAK |

| | | |
|---|---|---|
| PARKING REQUIRED: | 2.0 / DWELLING UNIT<br>+ 0.2 VISITOR / UNIT | 109 Dwelling units: 109 x 2.0 = 218<br>Visitor spaces: 109 x 0.2 = 22<br>240 Total |

PARKING PROVIDED:

| | no. units | per unit | Std | small | total |
|---|---|---|---|---|---|
| Dwellings: | 7 x A | 1 std,1 sm | 7 | 7 | 14 |
| | 6 x A1 | 1 std,1 sm | 6 | 6 | 12 |
| | 1 x A2 | 1 std,1 sm | 1 | 1 | 2 |
| | 39 x B | 1 std,1 sm | 39 | 39 | 78 |
| | 28 x C | 2 std tand | 56 | -- | 56 |
| | 12 x D | 2 std tand | 24 | -- | 24 |
| | 4 x E | 1 std,1 sm | 4 | 4 | 8 |
| | 6 x G | 1 std,1 sm | 6 | 6 | 12 |
| | 5 x H | 1 std,1 sm | 5 | 5 | 10 |
| | 1 x H1 | 1 std,1 sm | 1 | 1 | 2 |
| Total: | | | 149 | 69 | 218 |
| Visitors: | -- | -- | 24 | 4 | 28 |

| | | |
|---|---|---|
| SMALL CAR RATIO: | LESS THAN 50% | 69 SPACES = 31.65 % |
| TANDEM SPACES: | LESS THAN 50% | 80 OUT OF 218 = 37 % |
| H/C SPACES: | | REQUIRED: 2 PROVIDED: 2 |
| BICYCLE PARKING: | CLASS 1: 1.25 / UNIT<br>109 x 1.25 = 137 bikes<br>CLASS 2: 0.2 / UNIT<br>109 x 0.2 = 22 bikes | |

| Unit | A | A1 | A2 | B | C | D | E | G | H | H1 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Class 1h | 14 | 12 | -- | -- | 28 | 24 | 8 | 12 | 10 | -- | 108 |
| Class 1v | -- | -- | 1 | 39 | -- | -- | -- | -- | -- | 1 | 41 |
| Class 2 | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | 22 |

| | | |
|---|---|---|
| AMENITY SPACE: | INDOOR: MIN. 100 m2<br>OUTDOOR: MIN 654 m2 (6 /UNIT) | INDOOR AMENITY BUILDING: 1703.74 sf [158.34 m2] |
| | | OUTDOOR AMENITY SPACE:<br>CENTRAL PARK: 4,858.24 sf [451.51 m2]<br>POCKET PARK AT ENTRY: 2,657 sf [247 m2]<br>TOTAL OUTDOOR AMENITY: 7,515.24 sf [698.51 m2]<br>TOTAL OUTDOOR AMENITY: 6.40 m2 PER UNIT |

### UNIT AREA CALCULATION (SQ.M)

| NO. OF UNITS | UNIT TYPE | GROUND FL AREA (SQ.M) | MAIN FL AREA (SQ.M) | UPPER FL AREA (SQ.M) | UNIT GROSS AREA (SQ.M) | GARAGE AREA EXEMP. (SQ.M) | COVERED AREA EXEMP. (SQ.M) | ENTRY STAIR EXEMP. AREA (SQ.M) | MAIN STAIR EXEMP. AREA (SQ.M) | UPPER STAIR EXEMP. AREA (SQ.M) | UNIT NET FAR (SQ.M) | TOTAL NET AREA FAR (SQ.M) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | A | 93.24 | - | 86.40 | 179.64 | 35.52 | - | 8.52 | - | 5.11 | 128.49 | 899.43 |
| 6 | A1 | 95.32 | - | 83.52 | 178.85 | 34.42 | 3.53 | 5.11 | - | 5.50 | 130.25 | 781.53 |
| 1 | A2 | 61.74 | 52.74 | 59 | 173.48 | 37.64 | 5.58 | 9.11 | 0.89 | 3.81 | 116.45 | 116.45 |
| 39 | B | 63.45 | 59.34 | 59.34 | 182 | 34.09 | 6.97 | 7.39 | 2.61 | 3.90 | 127.13 | 4,958.20 |
| 28 | C | 61.70 | 55.28 | 59.85 | 176.83 | 46.84 | 6.13 | 8.74 | 1.28 | 3.90 | 109.93 | 3,078.20 |
| 12 | D | 57.43 | 50.87 | 54.91 | 163.12 | 45.45 | 4.88 | 5.27 | 3.73 | 3.95 | 97.84 | 1,174.05 |
| 4 | E | 74.05 | 61.22 | 67.45 | 202.70 | 39.88 | 5.85 | 10 | - | 5.11 | 142.06 | 568.24 |
| 6 | G | 60.58 | 56.63 | 61.83 | 179.04 | 43.43 | 6.69 | 9.25 | 0.75 | 5.78 | 113.17 | 679 |
| 5 | H | 63 | 52.18 | 59.51 | 174.69 | 38.60 | 2.37 | 10 | - | 5.25 | 118.47 | 592.35 |
| 1 | H1 | 60.78 | 55.37 | 60.63 | 176.72 | 39.64 | 5.34 | 9.01 | 0.99 | 5.67 | 116.13 | 116.13 |
| 109 | | | | | | | | | | | | 12,963.58 |
| AMENITY BUILDING | | 99.12 | - | 62.67 | 161.79 | | | | | | 0 | 0 |
| SITE AREA | 19,945.70 (SQ.M) | | | | | | | | | | | |
| FSR | 0.65 | | | | | | | | | | | |

### UNIT AREA CALCULATION (SQ.FT)

| NO. OF UNITS | UNIT TYPE | GROUND FL AREA (SQ.F) | MAIN FL AREA (SQ.F) | UPPER FL AREA (SQ.F) | UNIT GROSS AREA (SQ.F) | GARAGE AREA EXEMP. (SQ.F) | COVERED AREA EXEMP. (SQ.F) | ENTRY STAIR EXEMP. AREA (SQ.F) | MAIN STAIR EXEMP. AREA (SQ.F) | UPPER STAIR EXEMP. AREA (SQ.F) | UNIT NET FAR (SQ.F) | TOTAL NET AREA FAR (SQ.F) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | A | 1,003.50 | - | 9230 | 1,933.50 | 393 | - | 102.50 | - | 55 | 1,383 | 9,681 |
| 6 | A1 | 1026 | - | 899 | 1,925 | 370.50 | 38 | 55 | - | 59.50 | 1,402 | 8,412 |
| 1 | A2 | 644.50 | 567.50 | 629.50 | 1,667 | 405 | 60 | 98 | 9.60 | 41 | 1,253.40 | 1,253.40 |
| 39 | B | 683 | 638.50 | 638.50 | 1,960 | 367 | 75 | 79.50 | 28.10 | 42 | 1,368.40 | 53,367.60 |
| 28 | C | 664 | 595 | 644 | 1,903 | 504 | 66 | 94 | 13.60 | 42 | 1,183.40 | 33,135.20 |
| 12 | D | 618 | 547.50 | 590 | 1,755.50 | 500 | 52.50 | 67.50 | 40.10 | 42.50 | 1,052.90 | 12,634.80 |
| 4 | E | 797 | 659 | 726 | 2,182 | 427 | 63 | 107.50 | - | 55 | 1,529.40 | 6,117.60 |
| 6 | G | 652 | 609.50 | 665.50 | 1,927 | 467.50 | 72 | 99.60 | 8.00 | 62 | 1,217.90 | 7,307.40 |
| 5 | H | 678 | 561.50 | 640.50 | 1,880 | 415.50 | 25.50 | 107.60 | - | 56.50 | 1,274.90 | 6,374.50 |
| 1 | H1 | 654 | 596 | 652.50 | 1,902.60 | 426.50 | 57.50 | 97 | 10.60 | 61 | 1,250 | 1,250 |
| 109 | | | | | | | | | | | | 139,533.50 |
| AMENITY BUILDING | | 1,066.50 | - | 674.33 | 1,740.83 | | | | | | 0 | 0 |
| SITE AREA | 214,693 (SQ.F) | | | | | | | | | | | |
| FSR | 0.65 | | | | | | | | | | | |

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HA

| NO | DI |
|---|---|
| 1 | ISSUED FOR |
| 2 | ISSUED FOR |
| 3 | GENERAL RE |
| 4 | RE-ISSUED F |
| 5 | ISSUED FOR |

Plan 1 Oct 4, 2016 DP 15-709934

SALEHI ARCHITECT INC.
433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-995 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :
CITIMARK PROPERTIES CORP.

PROJECT NO. 02 - 15

PROJECT :
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

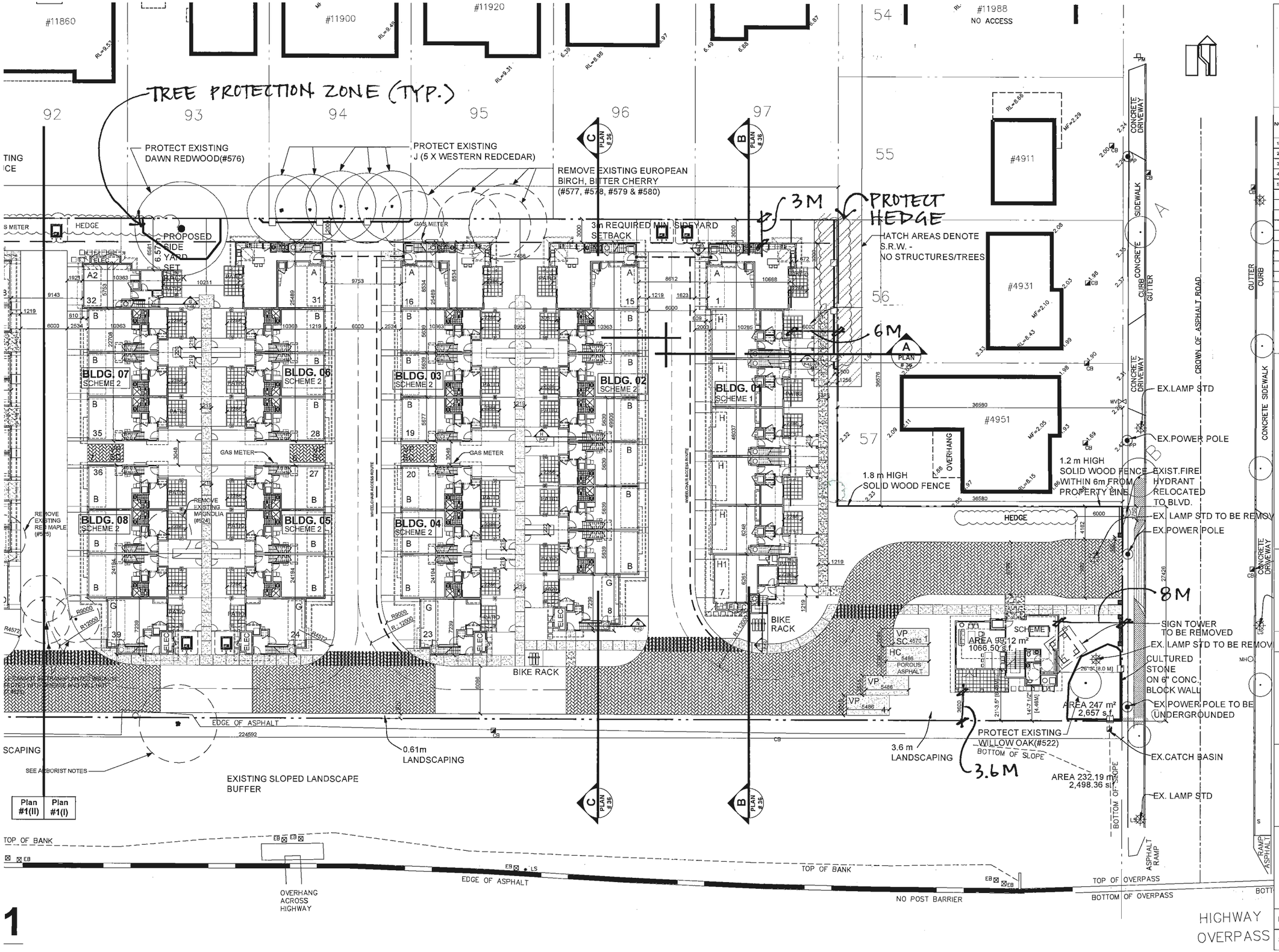
DRAWING TITLE :
SITE PLAN

SEAL

PLAN # 1

DATE : 05-12-2015 DRAWN : K.S.

SCALE : 1/400 CHECKED : R.S.




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 05 - 12 - 2015 |
| 2 | ISSUED FOR DEVE | 15 |
| 3 | GENERAL REVISIC | 15 |
| 4 | RE-ISSUED FOR D | 16 |
| 5 | ISSUED FOR A.D.I | 16 |

Plan 2
Oct 4, 2016
DP 15-709934

SALEHI ARCHITECT INC.
433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :
CITIMARK PROPERTIES CORP.

PROJECT NO. 02 - 15

PROJECT :
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

DRAWING TITLE :
SITE PLAN

SEAL

PLAN # 1(I)

DATE : 05-12-2015
DRAWN : K.S.
SCALE : 1/200
CHECKED : R.S.

1

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 3 Oct 4, 2016 DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-995 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

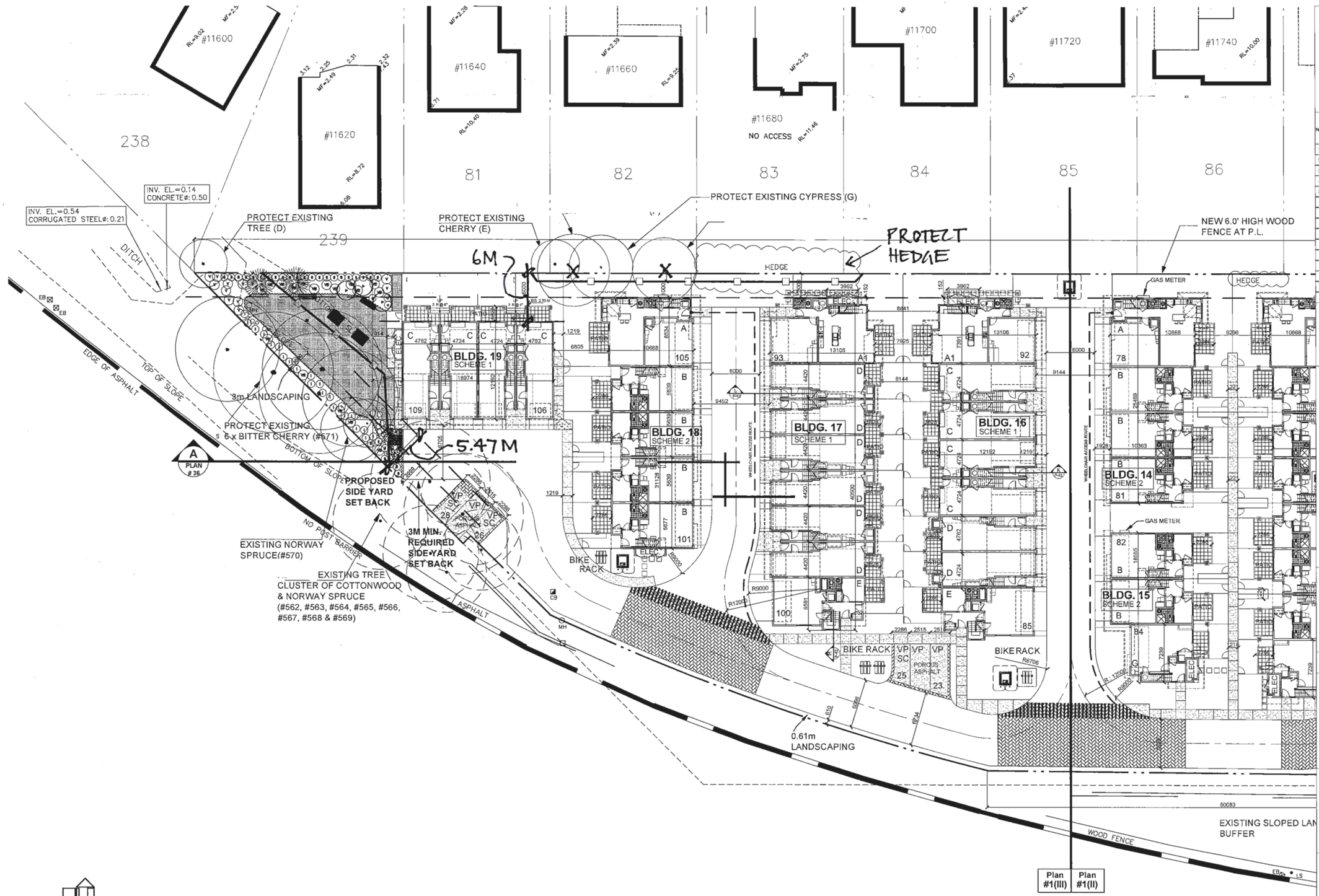
SITE PLAN

SEAL

PLAN # 1(II)

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/200 | CHECKED : R.S.




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 05 - 12 - 2015 |
| 2 | ISSUED FOR DEVEL | 015 |
| 3 | GENERAL REVISION | 015 |
| 4 | RE-ISSUED FOR DE | 016 |
| 5 | ISSUED FOR A.D.P. | 016 |

Plan 4 Oct 4, 2016 DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : realehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

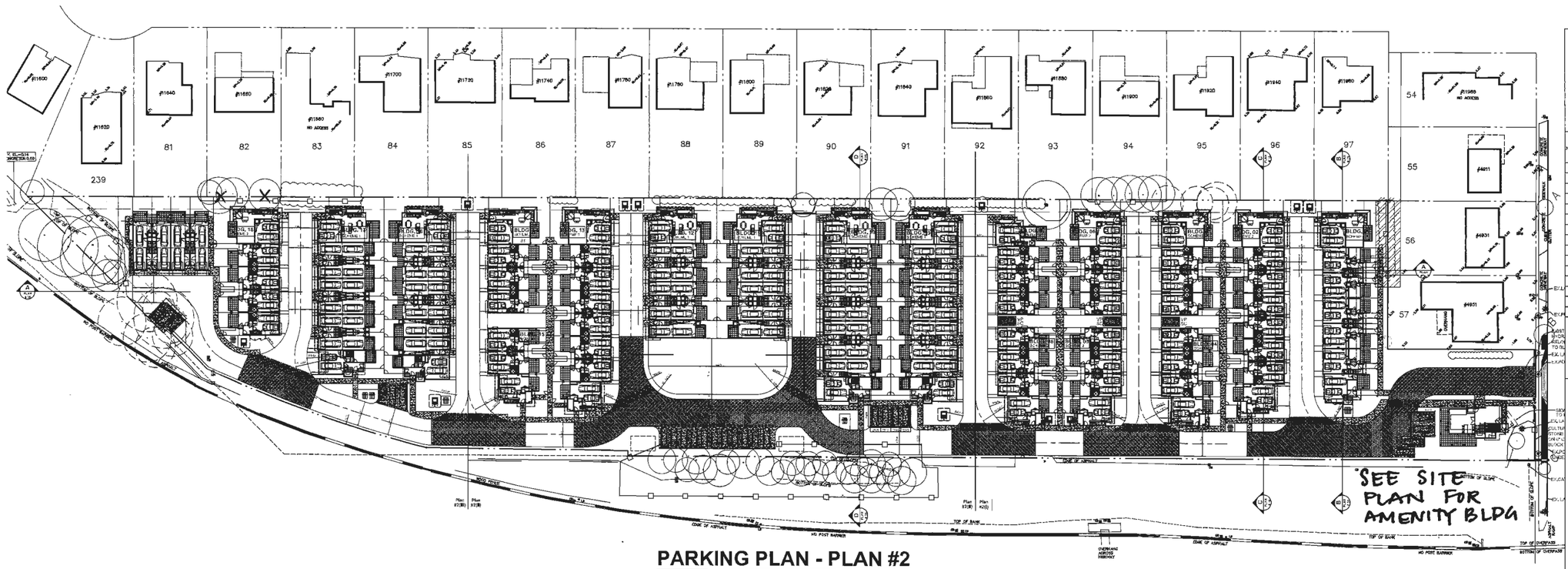
**DRAWING TITLE :**

SITE PLAN

SEAL

# PLAN #1(III)

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/200 | CHECKED : R.S. |




## PARKING PLAN - PLAN #2

120 V receptacle for electric vehicle charging — 120 V

PROVIDED IN 44 GARAGES

Minimum 20% parking stalls to be provoded with a 120V receptacle to accommodate electric vehicle charging equipment.

Ducting for future 120 V receptacle for electric vehicle charging

PROVIDED IN 52 GARAGES

Minimum of additional 25% of parking stalls to be constructed to accommodate the future instalation of electric vehicle charging equipment.

## PARKING AND BICYCLE DATA

**REQUIRED PARKING:**

| | | |
|---|---|---|
| Residential 2.0/Unit | | 218 |
| Visitor | 0.2/Unit | 22 |
| Total Required | | 240 |
| REQUIRED H/C PARKING: | | |
| Total Required Parkings: | | 2 |
| PERMITTED SMALL PARKING: | | |
| 50% of provided parking spaces | | |

**PARKING PROVIDED:**

| | |
|---|---|
| Standard Parking: | 149 |
| Small Parking: | 69 (31.65 %) |
| Visitor Parking: | 28 |
| Total Parking Provided: | 246 |

**BICYCLE PARKING REQUIREMENTS:**

| | |
|---|---|
| Class 1: 1.25 / Unit | 137 |
| Class 2: 0.2 / Unit | 22 |

**BICYCLE PARKING PROVIDED:**

| | |
|---|---|
| Class 1: (Horizontal) | 108 |
| Class 1: (Vertical) | 41 |
| Total: | 149 |
| Class 2: | 22 |

Horizontal Bicycle Stall 0.6m x 1.8m

Vertical Bicycle Stall 0.6m x 1.2m

Bicycle Rack Stall 0.56m x 1.8m

**PARKING LEGEND**

SMALL REG & TANDEM

4.6M X 2.3M | 5.5M X 2.5M | 5.5M X 3.7M | 5.5M X 3.4M | 5.5M X 2.5M

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF HEDA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWINGS IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON THE WORK. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO. | |
|---|---|
| 1 | ISSUED FO |
| 2 | ISSUED FO |
| 3 | GENERAL I |
| 4 | RE-ISSUED |
| 5 | ISSUED FO |

Plan 5

Oct 4, 2016

DP 15-709934

SALEHI ARCHITECT INC.

432 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL.: 778-996 7333
EMAIL : salehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

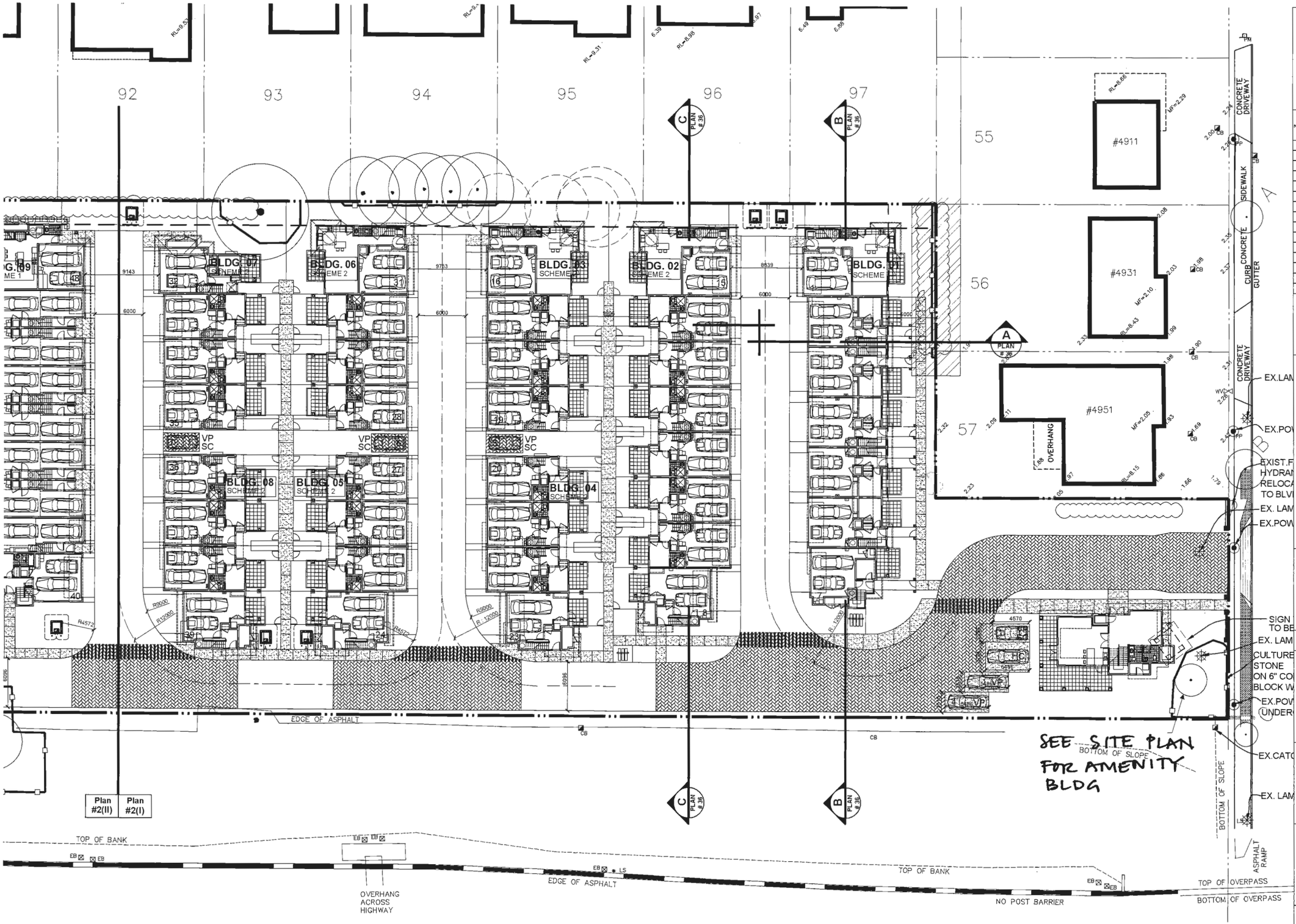
PARKING PLAN

SEAL

PLAN #2

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/400 | CHECKED : R.S.




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR CCDRC | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | REISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 6 DP 15-709934

Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

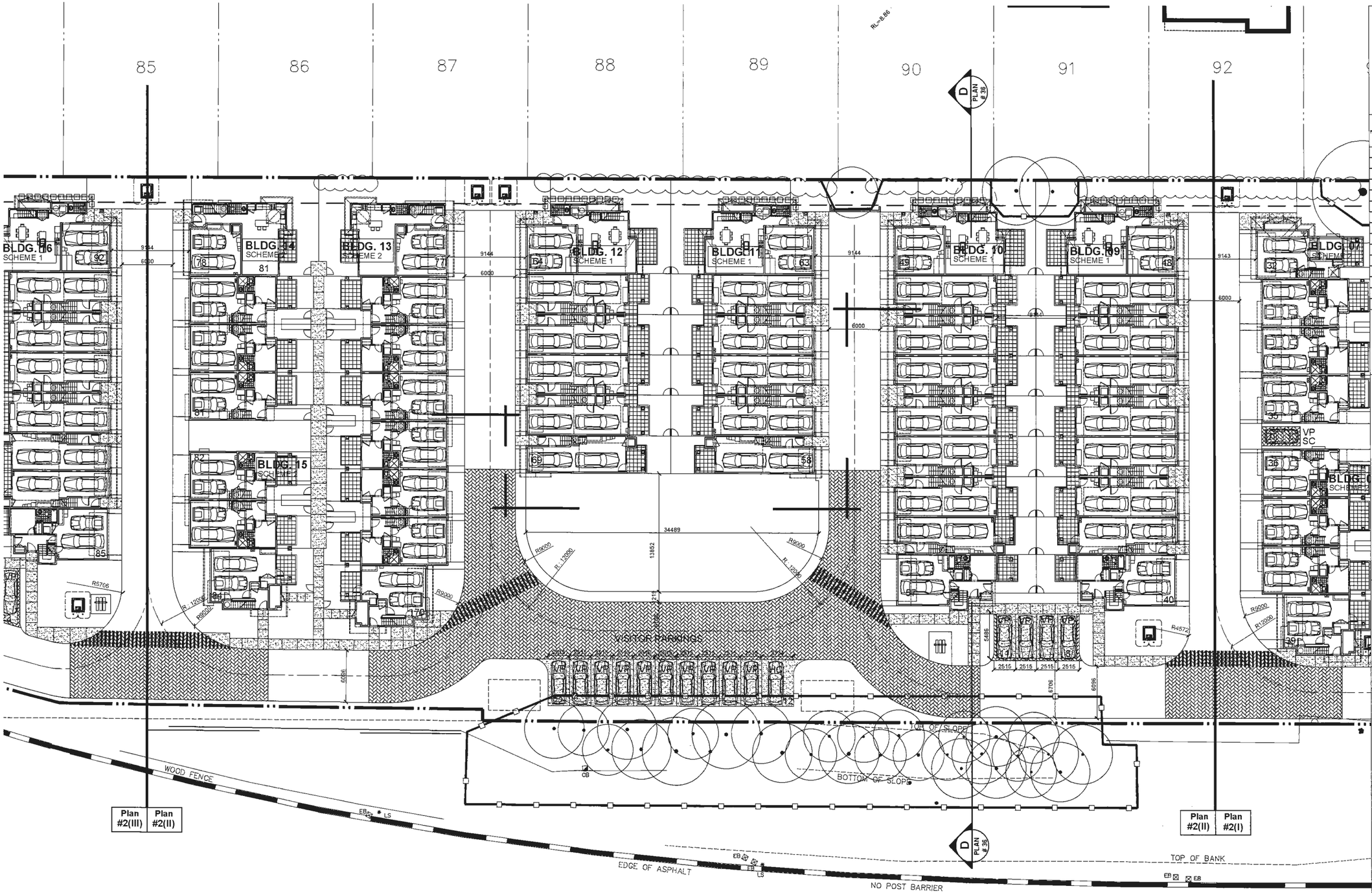
**DRAWING TITLE :**

PARKING PLAN

SEAL

PLAN # 2(I)

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/400 | CHECKED : R.S. |




# PARKING PLAN - PLAN #2

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | [illegible] - 2015 |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR D | |
| 5 | ISSUED FOR A.D.P | |

Plan 7
Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

PARKING PLAN

| | |
|---|---|
| SEAL | PLAN #2(II) |
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/400 | CHECKED : R.S. |

#11600
#11620
#11640
#11660
#11680
#11700
#11720
#11740
238
239
81
82
83
84
85
86
INV. EL.=0.14
CONCRETEø: 0.50
INV. EL.=0.54
CORRUGATED STEELø: 0.21
DITCH
EDGE OF ASPHALT
TOP OF SLOPE
BOTTOM OF SLOPE
CMH
EB
NO ACCESS
NO POST BARRIER
ASPHALT
WOOD FENCE
CB
MH
BLDG. 18
SCHEME 2
BLDG. 17
SCHEME 1
BLDG. 16
SCHEME 1
BLDG. 14
SCHEME 1
BLDG. 15
SCHEME 1
A
PLAN
# 36
Plan
#2(III)
Plan
#2(II)

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DDC | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIC | |
| 4 | RE-ISSUED FOR D | |
| 5 | ISSUED FOR A.D.P | |

Plan 8
DP 15-709934
Oct 4, 2016


**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca


**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

PARKING PLAN

SEAL

PLAN #2(III)

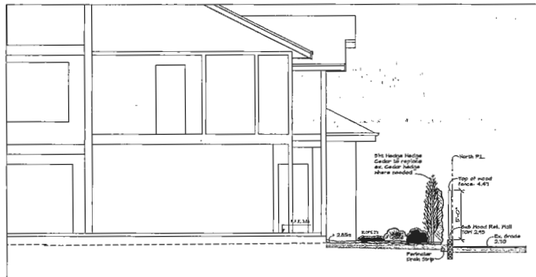
| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/400 | CHECKED : R.S. |

## PLANT LIST (PRELIMINARY)

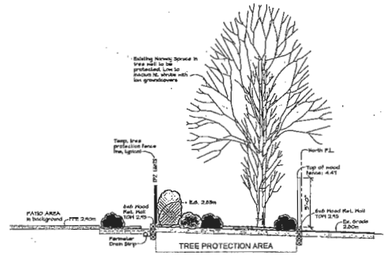
Project No. 150612.SAL
Updated @2016-07-13

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | PLANTED SIZE |
|---|---|---|---|---|
| | 13 | ACER GRIGNATUM | Vine Maple | B+B 2.5m ht. 4+ stems |
| | 30 | ACER PALMATUM 'BLOODGOOD' | Bloodgood Japanese Maple | B+B 2.5m ht. Goodbranch |
| | 4 | AESCULUS CARNEA 'BRIOTII' | Red Horse Chestnut | B+B 10cm cal. 1.8m std. |
| | 75 | CERCIS CANADENSIS 'FOREST PANSY' | Eastern Redbud | B+B 5cm cal. 1.75m std. |
| | 28 | CORNUS KOUSA SATOMI | Satomi Dogwood | B+B 6cm cal. 2.5m ht. |
| | 41 | ELEDTISIA 'T.I. SHADEMASTER' | Shademaster Honey Locust | B+B 8cm cal. 1.8m std. |
| | 12 | MAGNOLIA SOULANGIANA 'VULCAN' | Vulcan Saucer Magnolia | B+B 7cm cal. 1.75m std. |
| | 10 | PICEA OMORIKA | Serbian Spruce | B+B 3.5m ht. |
| | 9 | PRUNUS YEDOENSIS 'AKEBONO' | Daiyosak Flowering Cherry | B+B 8cm cal. 1.75m std. |
| | 21 | STYRAX JAPONICA 'ROSEA' | Pink Japanese Snowdrop | B+B 5cm cal. 1.75m std. |
| A | 65 | ABELIA EDWARD GOUCHER' | Dwarf Abelia | #2 pot 40cm ht. |
| | 350 | ARCTOSTAPHYLOS UVA-URSI 'VANC. JADE' | Kinnikinick @24"O.C. | #1 pot heavy |
| Allowed | 150 | CLEMATIS 'MONTANA RUBENS' | Large Flower Clematis | #1 pot staked, Heavy |
| Allowed | 24 | CORNUS ALBA 'ELEGANTISSIMA' | Variegated Lv. Dogwood | #3 pot 70cm ht. Heavy |
| | 350 | GAULTHERIA SHALLON | Salal @24"O.C. | #1 pot Heavy |
| F | 50 | HUMYLIS ALATA 'COMPACTA' | Dwarf Burning Bush | #5 pot 80cm ht. Bushy |
| H | 50 | HYDRANGEA PANICULATA 'GRANDIFLORA' | P.G. Hydrangea | #5 pot 60cm ht. Bushy |
| Allowed | 60 | JASMINUM NUDIFLORUM | Winter Jasmine | #2 pot 90cm ht. |
| I | 250 | LAVENDULA SPICA 'MUNSTEAD' | English Lavender | #2 pot 35cm ht. |
| II | 450 | LEUCOTHOE AXILLARIS | Leucothoe | #3 pot 40cm ht./spd. |
| OS | 250 | OSMAREA BURKWOODII | Burkwood Osmarea | #5 pot 60cm ht. Bushy |
| Allowed | 35 | PHILADELPHUS VIRGINALIS | Virginal Mock Orange | #5 pot 60cm ht. Bushy |
| L | 75 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | Cherry Laurel | #5 pot 90cm ht. Bushy |
| RM | 100 | ROSA MEIDILAND 'FOSCARATO SEVILLIANA' | Meidiland Rose | #2 pot 35cm ht. |
| A | 95 | RHODODENDRON 'CHAST' (Hyb. TBD) | Dwarf Rhododendron | #2 pot 35cm ht. |
| R | 55 | RHODODENDRON STD. (Hyb. TBD) | Standard Rhododendron | #5 pot 60cm ht. |
| SK | 65 | SKIMMIA REEVESIANA | Dwarf Skimmia | #3 pot 40cm ht. Bushy |
| S | 65 | SPIRAEA BUMALDA 'GOLD FLAME' | Gold Flame Spirea | #2 pot 40cm ht. Bushy |
| | 175 | THUJA OCC. 'SMARAGD' | Emerald Hedge Cedar | B+B 1.5m ht. |
| VB | 45 | VIBURNUM 'BODNANTENSE DAWN' | Pink Dawn Viburnum | #5 pot 60cm ht. Bushy |
| V | 55 | VIBURNUM 'BURKWOODII' | Burkwood Viburnum | #5 pot 60cm ht. Bushy |
| | 345 | VINCA MINOR 'MRS. BOWLES' | Periwinkle @24"O.C. | #1 pot Heavy |
| Not Shown | 12 | WISTERIA SINENSIS 'PURPLE FLW.' | Chinese Wisteria var. | #5 pot Heavy std. |

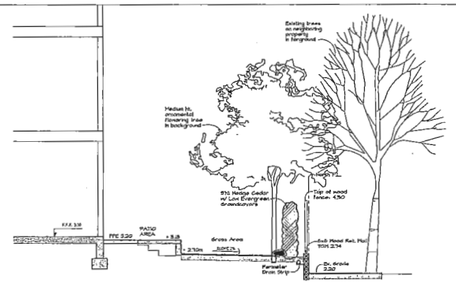
NOTE:
1. All plant materials shall meet or exceed BCSLA/BCLNA Standard.
2. All grass areas shall be sodded unless otherwise indicated.
3. "Hyb. TBD" denotes hybrids to be determined at the nursery during plant material inspection.
4. For all other requirements, see Landscape Specifications & Details on 8.5"x11" sheets. (Spec. is to be included for tendering & construction use)



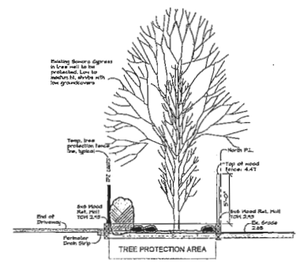

**LANDSCAPE SECTION 9 - Lot 89**
Scale: 3/16"= 1'-0"



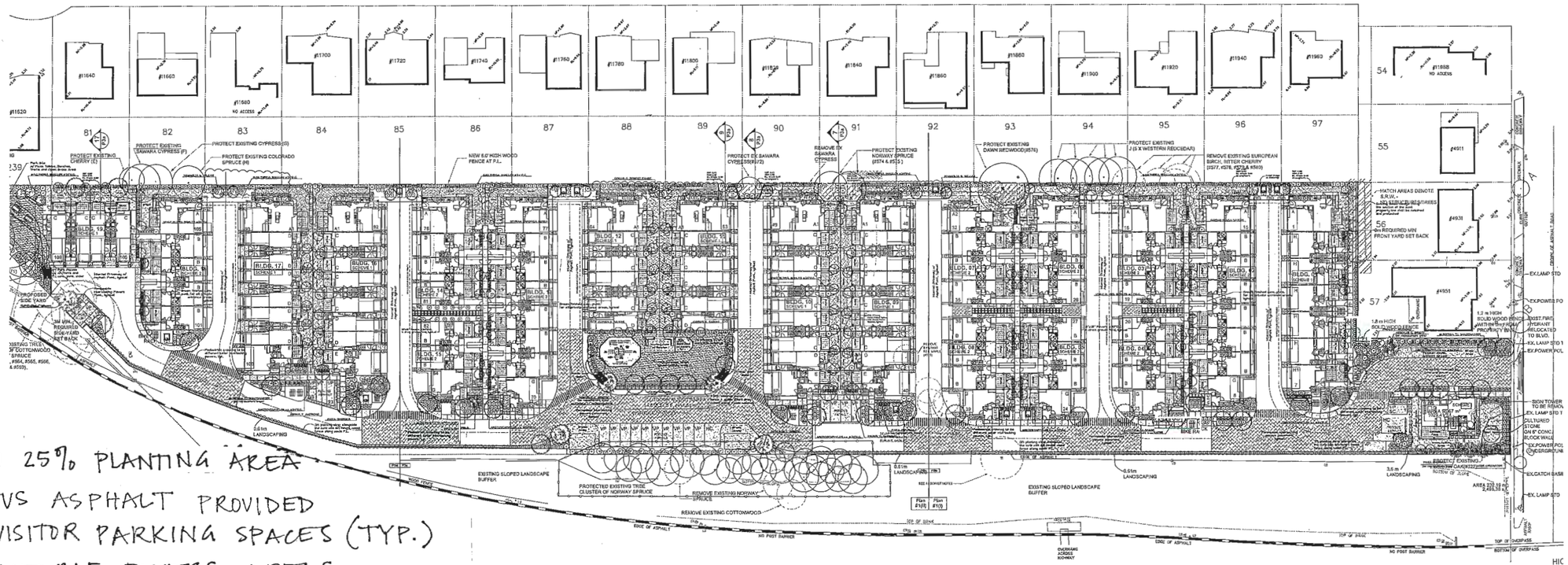

**LANDSCAPE SECTION 7 - Lot 91**
Scale: 3/16"= 1'-0"




**LANDSCAPE SECTION 17 - Lot 81**
Scale: 3/16"= 1'-0"




**LANDSCAPE SECTION 8 - Lot 90**
Scale: 3/16"= 1'-0"




- MIN 25% PLANTING AREA
- POROUS ASPHALT PROVIDED IN VISITOR PARKING SPACES (TYP.)
- PERMEABLE PAVERS AREAS PROVIDED IN DRIVE AISLES (TYP.)
- REFER TO TREE MANAGEMENT PLAN

NORTH

Copyright, all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of the office.

Project No.: 150612.SAL
FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V5P 3L3
FAX: 321-1550 TEL.(604)321-7541

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF HEDA KALEN ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THIS USE OF THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS FROM DRAWINGS. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HA

| NO. | DE |
|---|---|
| 1 | ISSUED FOR I |
| 2 | ISSUED FOR / |
| 3 | ISSUED to adc |
| 4 | Major overall r |
| | Oct. 5th after p |

BUILDIN SUBMITT

Plan 9 DP 15-709934 Oct 4, 2016

SALEHI ARCHITECT INC.
433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL.: 778-996 7835
EMAIL.: rsalehi@salehiarchitect.ca

CLIENT :
CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT :
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

DRAWING TITLE :
LANDSCAPE OVERALL **and Cross Sections**

SEAL

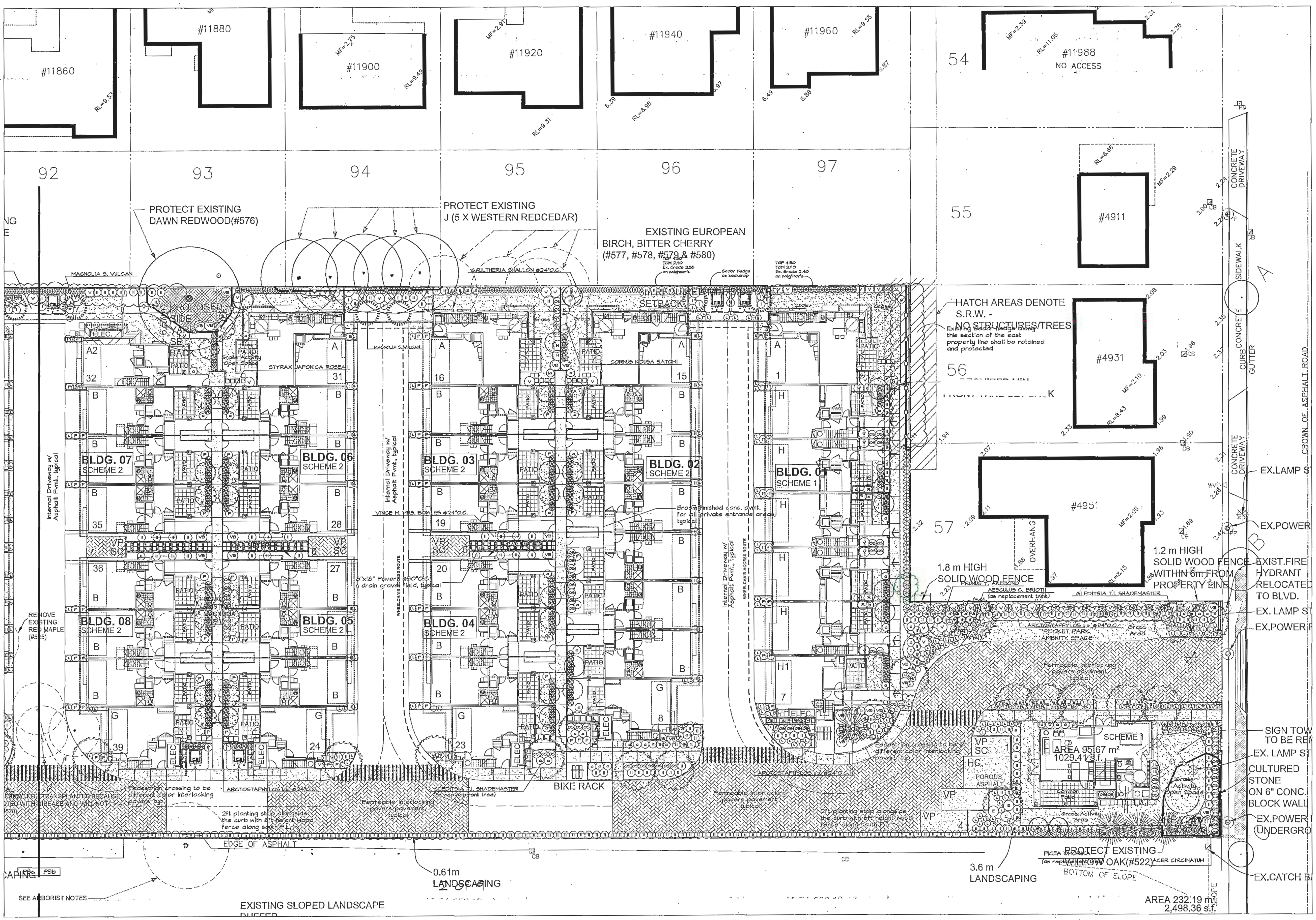
P3a of 5

DATE:

DRAWN: M.S.

SCALE: 1/32"=1'-0"

CHECKED: F.L.




NORTH

Copyright, all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of this office.

Project No.: 150612.SAL

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V5P 2L3
FAX: 327-9150 TEL.:(604)327-7541

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RESU | |
| 2 | ISSUED FOR ADP SUE | |
| 3 | ISSUED to address AI | |
| 4 | Major overall revision | |
| | Oct. 5th site plan. | |

BUILDING P
SUBMITTED

Plan 10 Oct 4, 2016
DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT : CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT 4991 NO.5 ROAD, RICHMOND, BC.

DRAWING TITLE : Partial Site Plan - East

SEAL

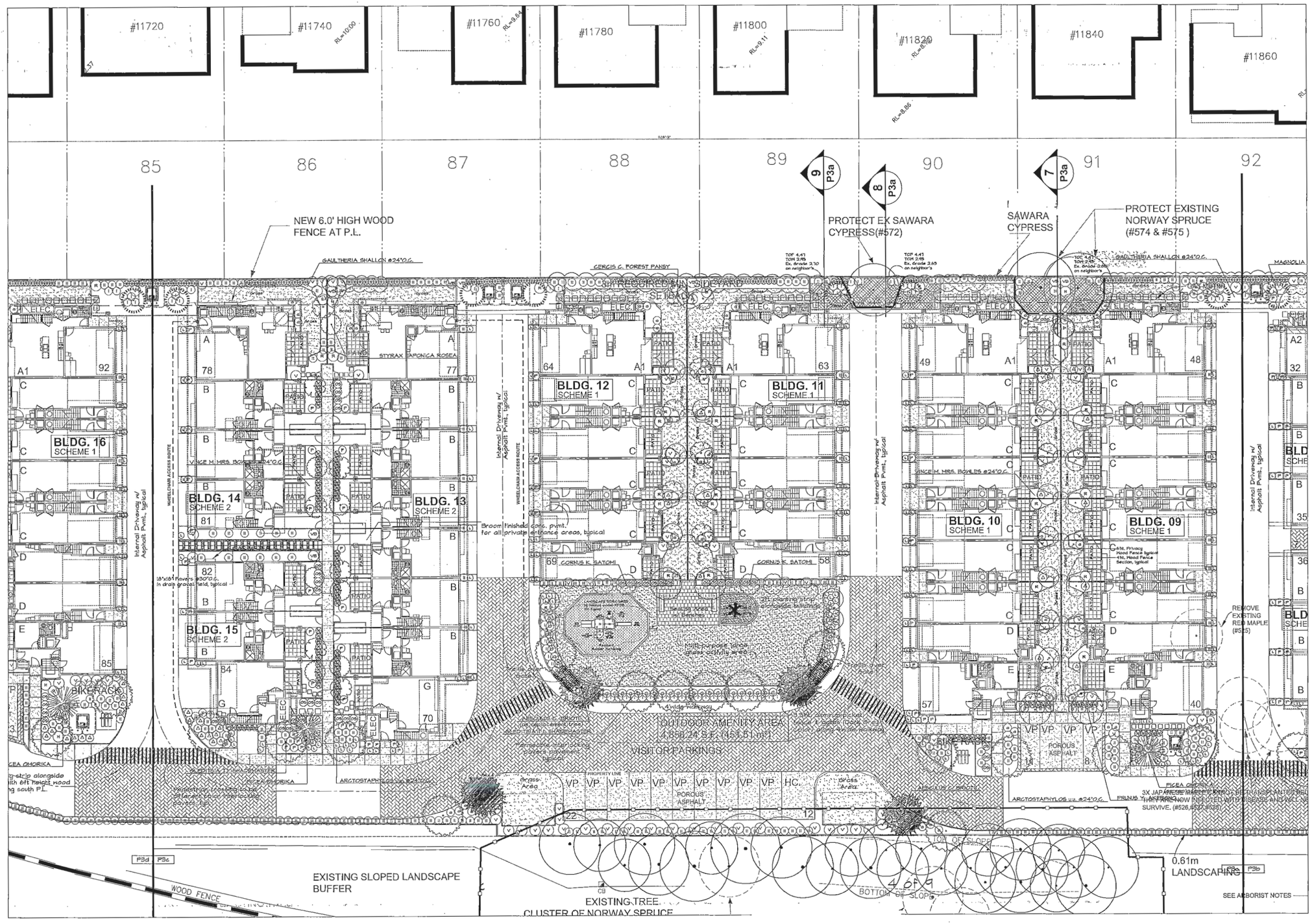
P3b of 5

DATE :

DRAWN : M.S.

SCALE : 1/16"=1'-0"

CHECKED : F.L.




* SAND BOX WITH REMOVABLE COVER

NORTH

Copyright; all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of this office.

Project No.: 150612.SAL

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V5P 2L5
FAX: 321-9150 TEL:(604)327-7541

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RESI | |
| 2 | ISSUED FOR ADP SUI | |
| 3 | ISSUED to address Al | |
| 4 | Major overall revision | |
| | Oct. 5th site plan. | |

Oct 4, 2016

Plan 11

DP 15-709734

BUILDING P SUBMITTED

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT :

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

DRAWING TITLE :

Partial Site Plan - Centre

SEAL

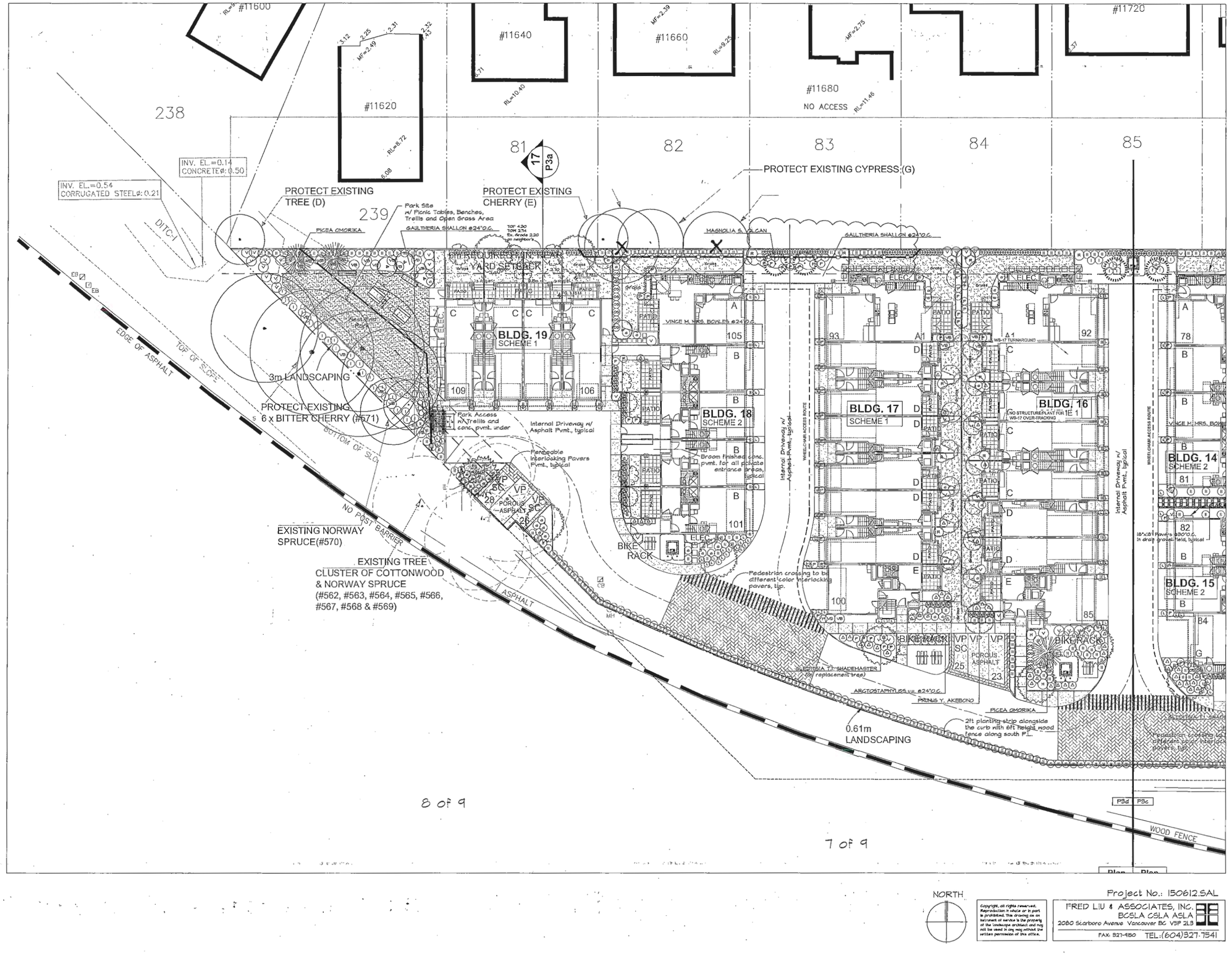
P3c
of 5

DATE :

DRAWN : M.S.

SCALE : 1/16"=1'-0"

CHECKED : F.L.




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RE | |
| 2 | ISSUED FOR ADP SU | |
| 3 | ISSUED to address A | |
| 4 | Major overall revision | |
| | Oct. 5th site plan. | |

BUILDING PE SUBMITTED

Plan 12 Oct 4, 2016

DP 15-709934

SALEHI ARCHITECT INC.

435 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK DEVELOPMENT CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

Partial Site Plan - West

SEAL

P3d
of 5

DATE :

DRAWN : M.S.

SCALE : 1/16"=1'-0"

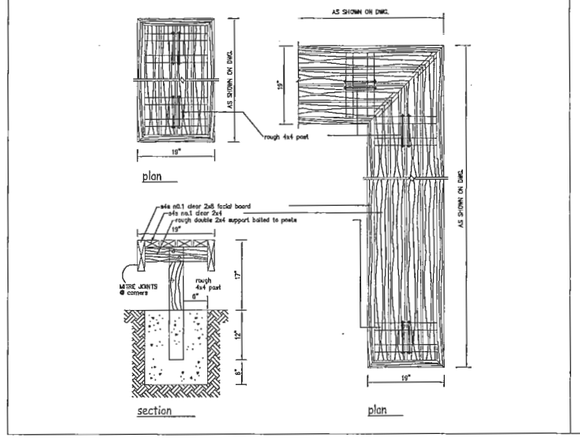
CHECKED : F.L.

NORTH

Copyright, all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of this office.

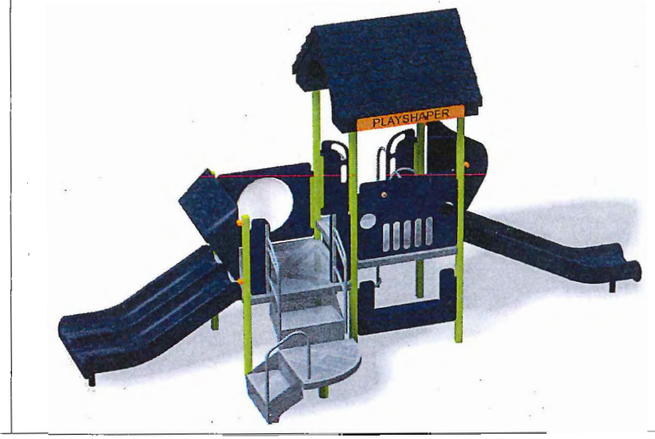
Project No.: 150612.SAL

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V5P 2L5
FAX: 327-4150 TEL:(604)327-7541



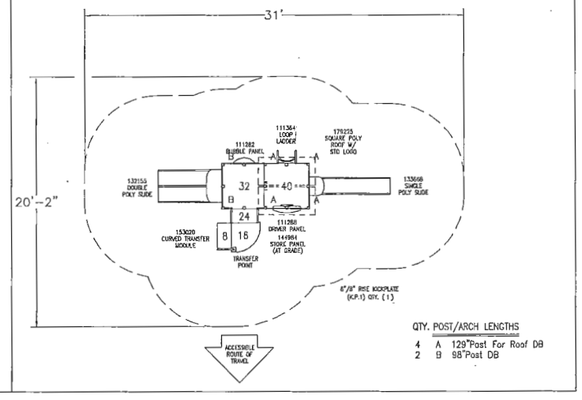

L-shape Wood Bench

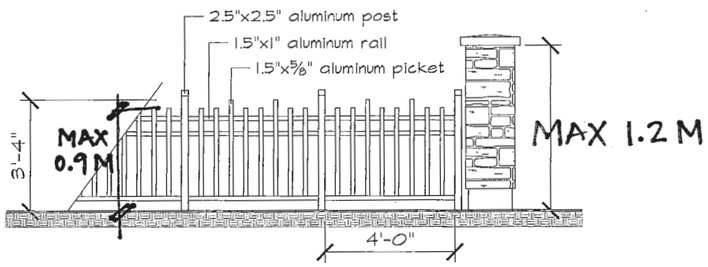
Scale: 3/4" = 1'-0"




Children Play Structures #3735 by Habitat or equal

Not To Scale

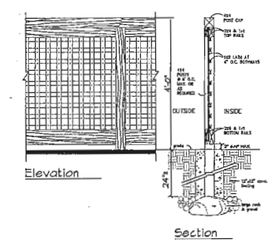



Elevation: Metal Picket Fence

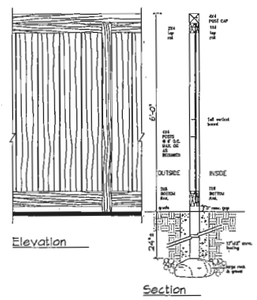
( at Front P.L. and Central Park Area )

Scale: 1/2" = 1'-0"




Lattice Screen Fence (Front Yard)

scale: 1/2"=1'-0"




MAX 1.8 M FENCE HT. (TYP.)

Perimeter Solid Wood Fence (Back Yard)

scale: 1/2"=1'-0"

NOTES:
1. All woods shall be rough #2 or better pressure-treated, Hem-Fir (unless otherwise indicated), with cca preservative.
2. All 4-inch woods shall be incised & treated to 0.40 retention.
3. Apply 2 coats of solid wood stain (colors to be determined by Landscape Architect).
4. All hardwares shall be hot-dipped galvanized for rust-proofing.

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DP RESI | |
| 2 | ISSUED FOR ADP SUB | |
| 3 | ISSUED to address AD | |
| 4 | Major overall revision c | |
| | Oct. 5th site plan. | |

BUILDING PE SUBMITTED : Plan 13 Oct 4, 2016

DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL.: 778-996 7833
EMAIL: rsalehi@salehiarchitect.ca

CLIENT :

CITIMARK DEVELOPMENT CORP.

PROJECT NO. 02 - 15

PROJECT :

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

DRAWING TITLE :

Landscape Details

SEAL

P3e of 5

DATE :

DRAWN : M.S.

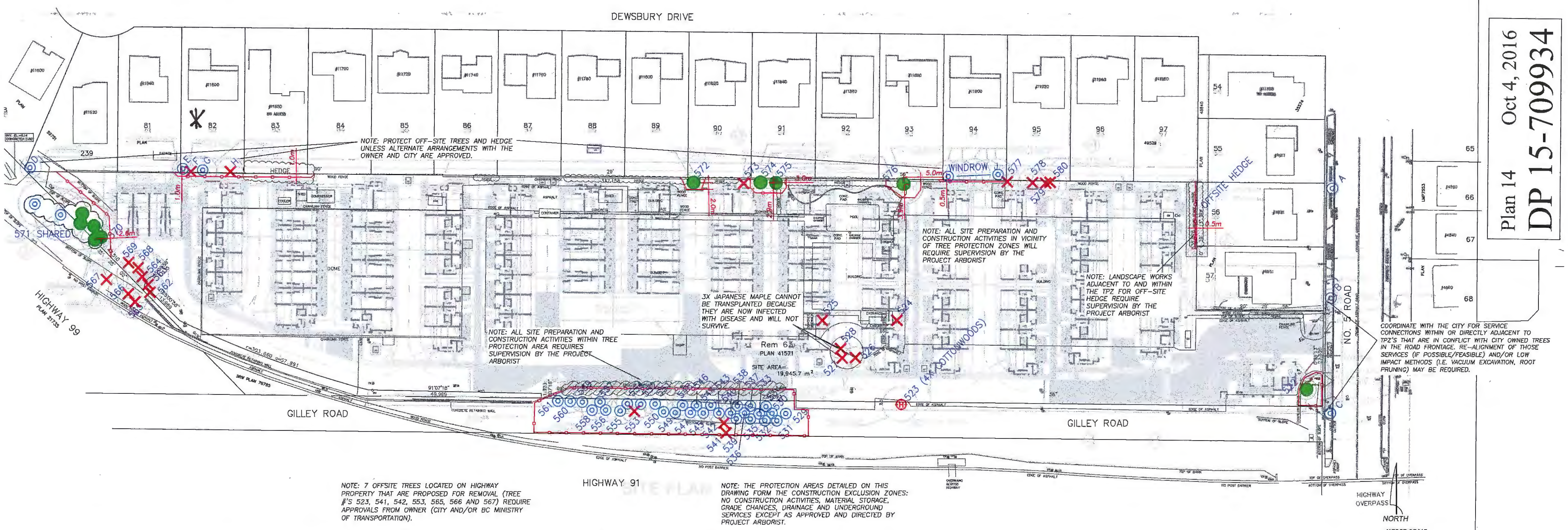
SCALE : As Shown

CHECKED : F.L.

Project No.: 150612.SAL

Copyright, all rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the landscape architect and may not be used in any way without the written permission of the office.

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
2080 Scarboro Avenue Vancouver BC V5P 2L3
FAX: 327-4150 TEL:(604)327-7541




Plan 14 Oct 4, 2016

DP 15-709934

NOTE: 7 OFFSITE TREES LOCATED ON HIGHWAY PROPERTY THAT ARE PROPOSED FOR REMOVAL (TREE #'S 523, 541, 542, 553, 565, 566 AND 567) REQUIRE APPROVALS FROM OWNER (CITY AND/OR BC MINISTRY OF TRANSPORTATION).

NOTE: THE PROTECTION AREAS DETAILED ON THIS DRAWING FORM THE CONSTRUCTION EXCLUSION ZONES: NO CONSTRUCTION ACTIVITIES, MATERIAL STORAGE, GRADE CHANGES, DRAINAGE AND UNDERGROUND SERVICES EXCEPT AS APPROVED AND DIRECTED BY PROJECT ARBORIST.

* TREES F + H ON NEIGHBOURING PROPERTY REMOVED VIA SEPARATE TREE REMOVAL PERMIT

* TREES IN HIGHWAY LANDS TO BE REMOVED VIA SEPARATE PERMIT ISSUED BY MOT!

**PLAN NOTES:**
This plan is based on drawings supplied by the project surveyor (BCLS), Engineer of Record and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from these professionals for those purposes.

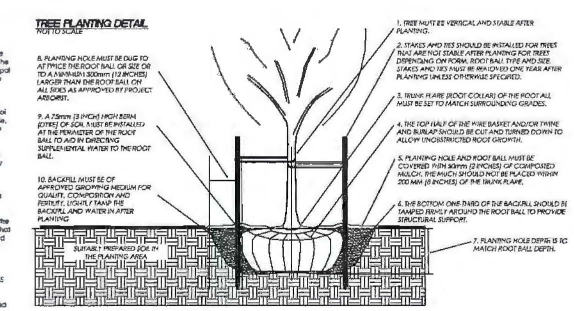
**TREE PROTECTION GUIDELINES:**

1. **TREE PROTECTION ZONE SETBACKS:**
The **Tree Protection Zone** (TPZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access, if required. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION AND LAND CLEARING OPERATIONS:**
If large scale land clearing areas contain a TPZ and/or there is windfirming treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
   - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
   - Pruning services (hourly).

   Note that approvals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
   - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
   - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground and/or placing rope and flagging.
5. **TREE PROTECTION GUIDELINES:**
Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the onsite direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ.
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.
   - No storage or transport of: soil, spoil, construction materials, waste materials, etc..
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots.
   - No passage or operation of vehicles or equipment.
   - No placement of temporary structures or services.
   - No affixing lights, signs, cables or any other device to retained trees.
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and.
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
   - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments and/or follow-up works, as specified and directed by this office.
6. **LANDSCAPING:**
The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high

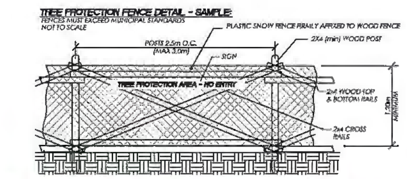
**TREE PLANTING DETAIL**
NOT TO SCALE




**LEGEND:**

- ### denotes **TAG NUMBER** or **ID REFERENCE**.
- (#) denotes **PRIORITY RANKING** for treatment planning consideration.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes **RETENTION** tree (proposed).
- denotes **REMOVAL** tree (proposed).
- denotes **HIGH RISK REMOVAL** tree (proposed).
- denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
- denotes **NON-BYLAW** undersize tree (as measured by project arborist).
- denotes **SITE** or **STUDY AREA BOUNDARY**.
- denotes **TREE PROTECTION ZONE** (TPZ) setback alignment as specified by project arborist.
- (xx) denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

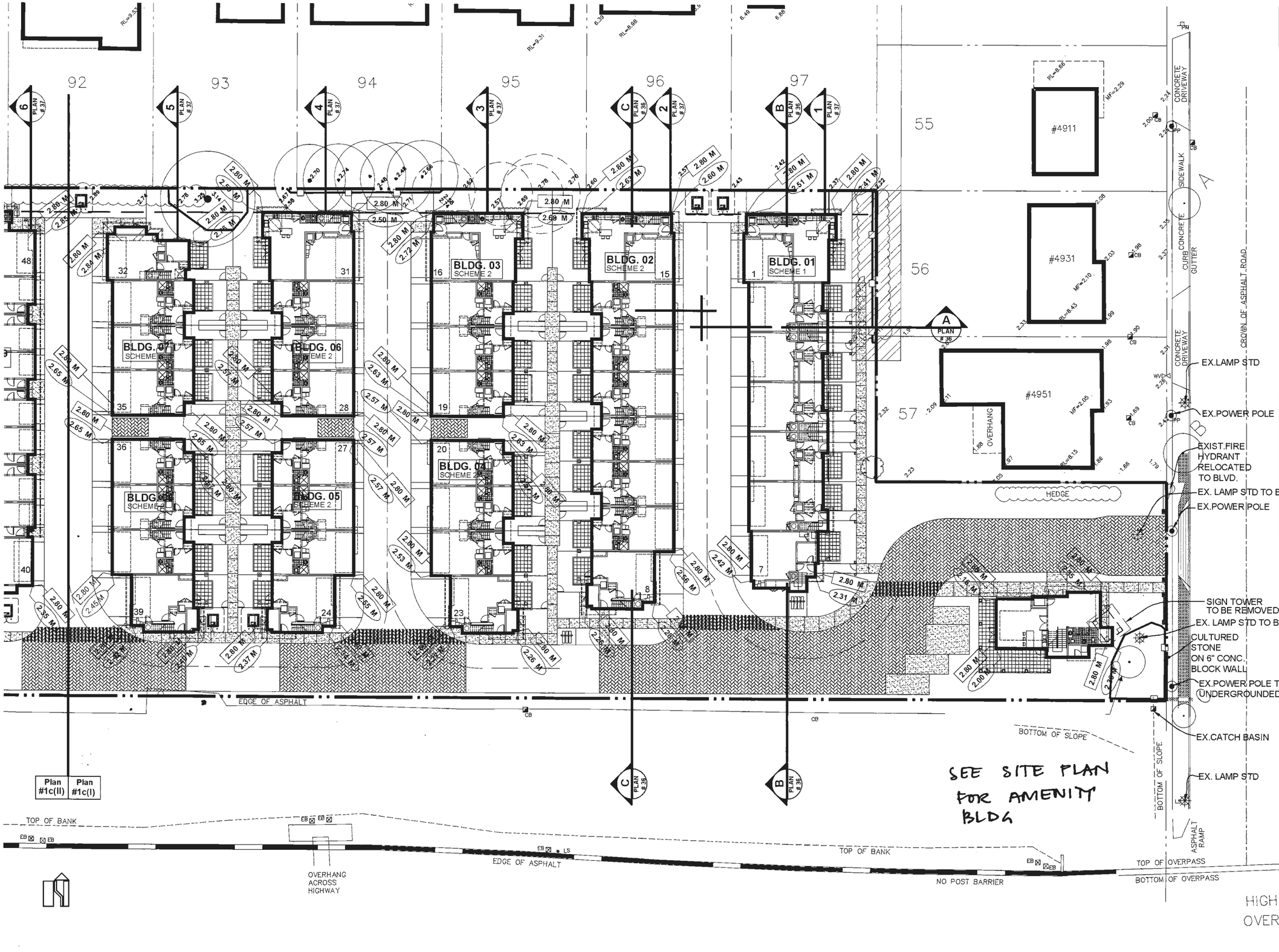
**TREE PROTECTION FENCE DETAIL - SAMPLE:**
FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE




| REV # | DATE | COMMENTS |
|---|---|---|
| 0 | AUG 31 2015 | INITIAL SUBMISSION |

aclgroup.ca
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

| TREE MANAGEMENT DRAWING | |
|---|---|
| PROJECT: | PROPOSED MULTI-FAMILY DEVELOPMENT |
| ADDRESS: | 4991 No.5 ROAD, RICHMOND |
| CLIENT: | CITIMARK-WESTERN WEMBLY PROJECT LTD |
| ACL FILE: | 15306 SHEET: 1 OF 1 |




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COOR | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR DI | |
| 5 | ISSUED FOR ADP | |

Plan 15 Oct 4, 2016
DP 15-709934

SALEHI ARCHITECT INC.
433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**
CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**
Site Existing and Finish Grade Elevations Retaining Walls

SEAL

PLAN #1c(I)

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/400 | CHECKED : R.S.

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DP | |
| 5 | ISSUED FOR A.D.P. | |

Plan 16 Oct 4, 2016

DP 15-709934

SALEHI ARCHITECT INC.

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

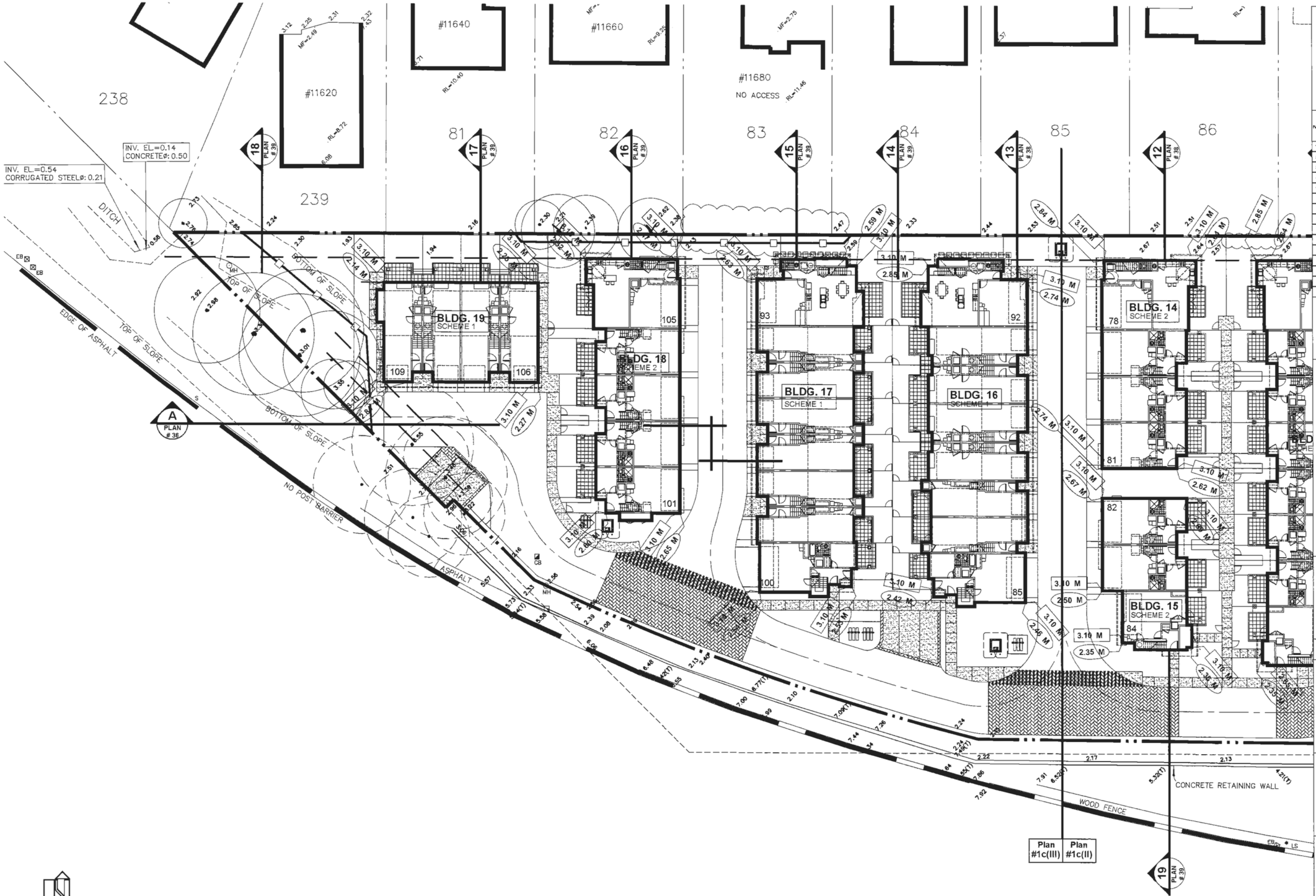
Site Existing and Finish Grade Elevations Retaining Walls

SEAL

PLAN #1c(II)

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/400 | CHECKED : R.S.




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR CI | 015 |
| 2 | ISSUED FOR DI | 015 |
| 3 | GENERAL REV | 015 |
| 4 | RE-ISSUED FOR | 016 |
| 5 | ISSUED FOR AL | 016 |

Plan 17 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

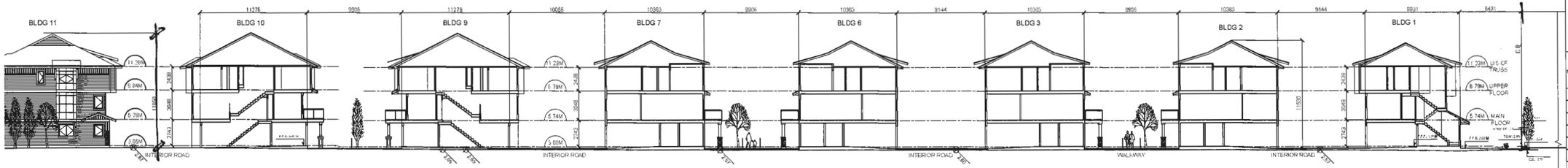
**DRAWING TITLE :**

Site Existing and Finish Grade Elevations
Retaining Walls

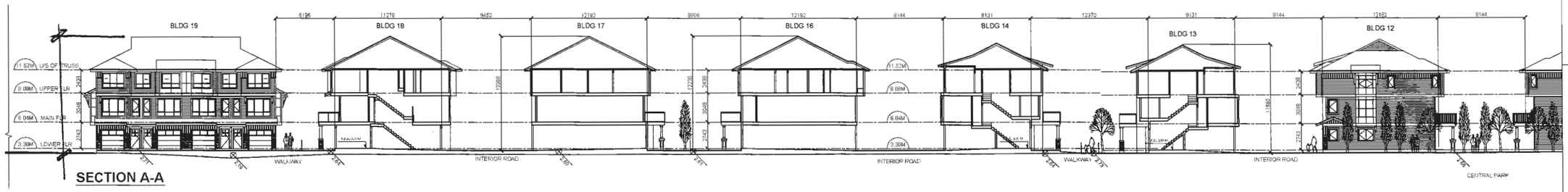
SEAL

# PLAN #1c(III)

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/400 | CHECKED : R.S. |

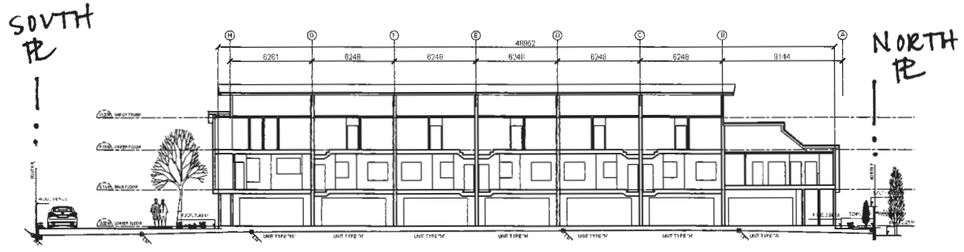



SECTION A-A

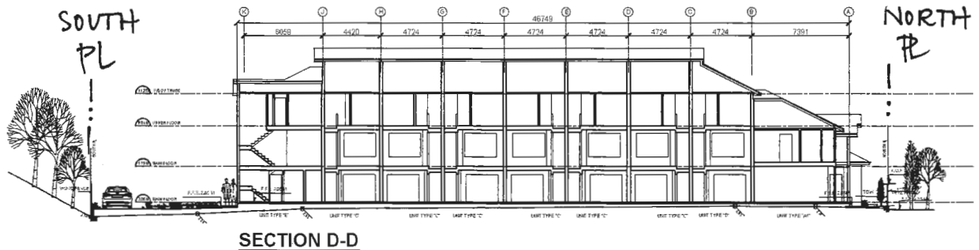



SECTION A-A

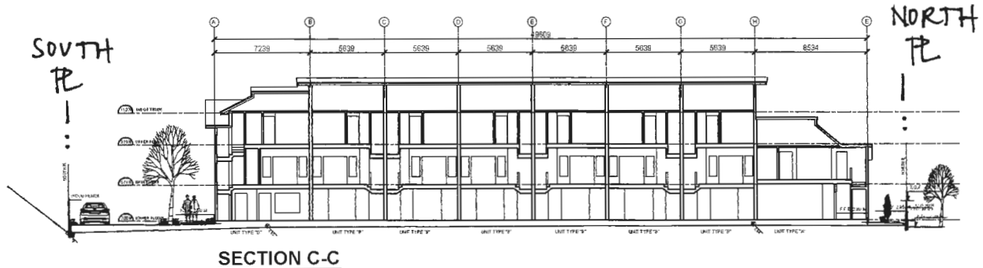
MAX 12 M (TYP.) BUILDING HEIGHT




SECTION B-B




SECTION D-D




SECTION C-C

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORI | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 18 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

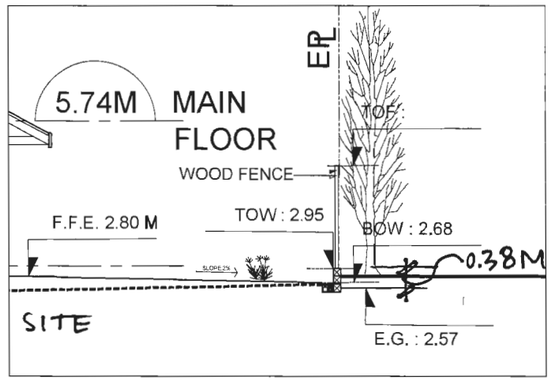
SITE SECTIONS
A-A, B-B, C-C & D-D

SEAL

PLAN # 36

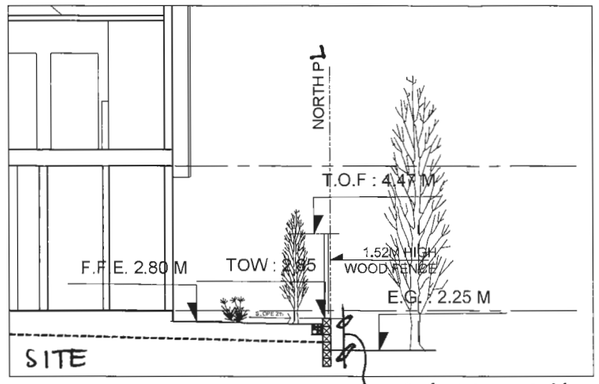
DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/200 | CHECKED : R.S.



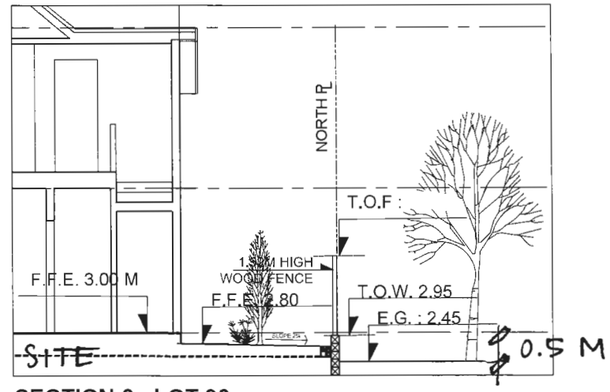

SECTION A - RETAINING WALL - LOT 56

(SECTION A-A)



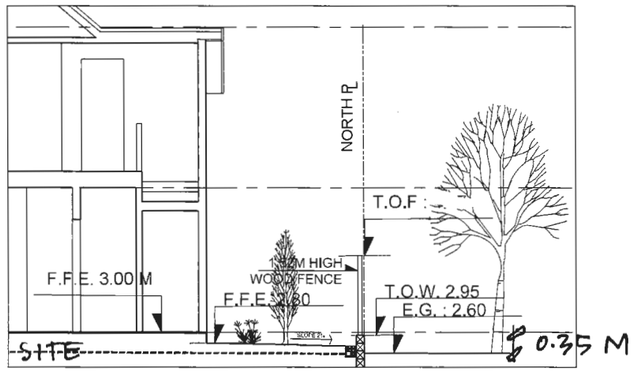

SECTION 1 - LOT 97

(SECTION B-B)

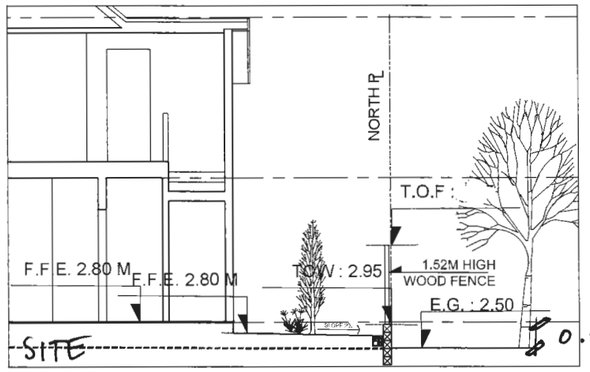



SECTION 2 - LOT 96

(SECTION C-C)

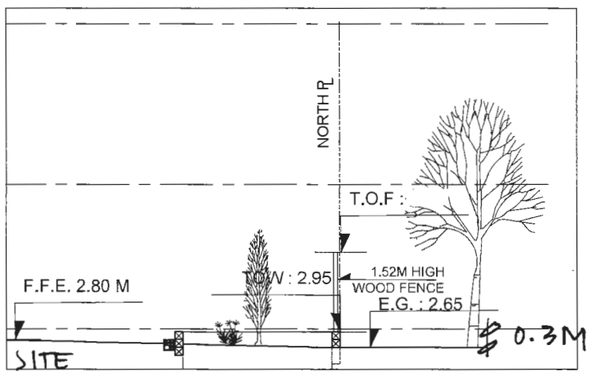



SECTION 3 - LOT 95

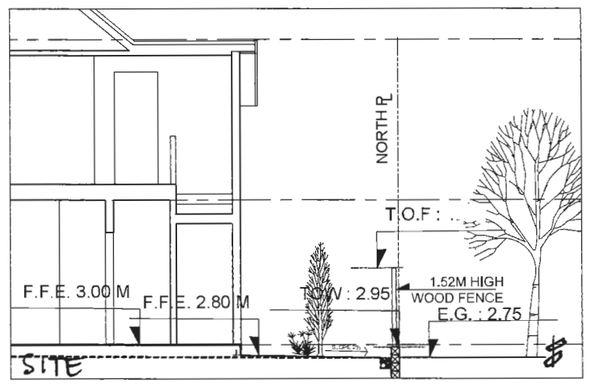



SECTION 4 - LOT 94

* MAX 1.8 M FENCE HT. (TYP.).




SECTION 5 - LOT 93




SECTION 6 - LOT 92

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR CODF | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR DI | |
| 5 | ISSUED FOR A.D.P | |

Plan 19 DP 15-709934 Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

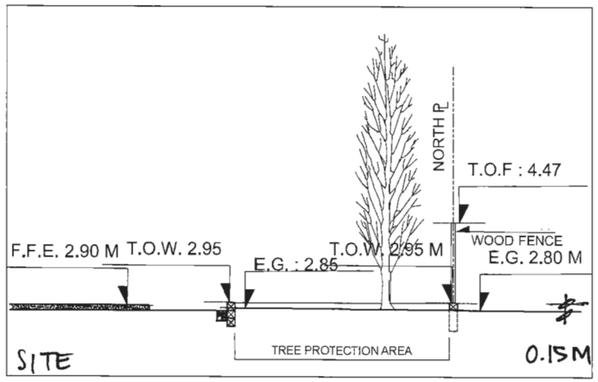
**DRAWING TITLE :**

SECTIONS
A, 1, 2, 3, 4, 5 & 6

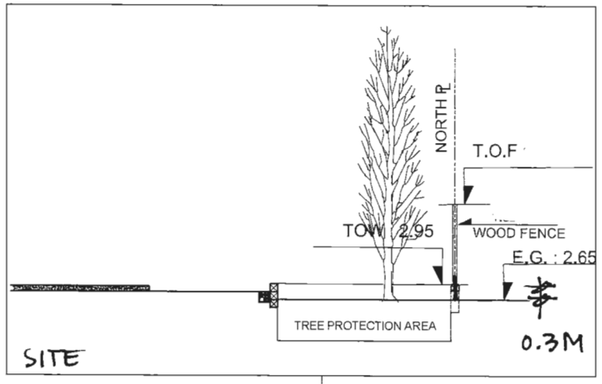
SEAL

PLAN # 37

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/50 | CHECKED : R.S. |

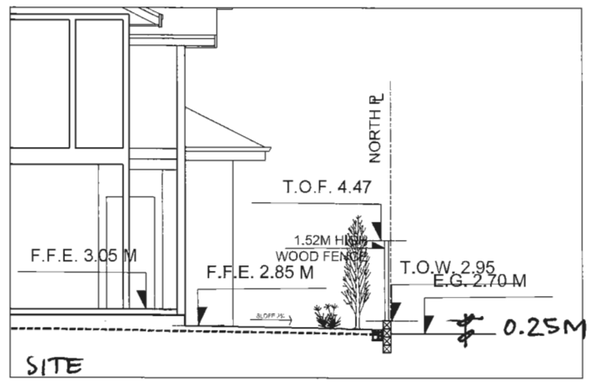



**SECTION 7 - LOT 91**

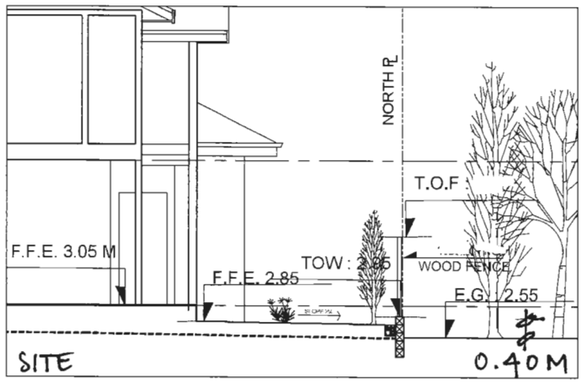



**SECTION 8 - LOT 90**

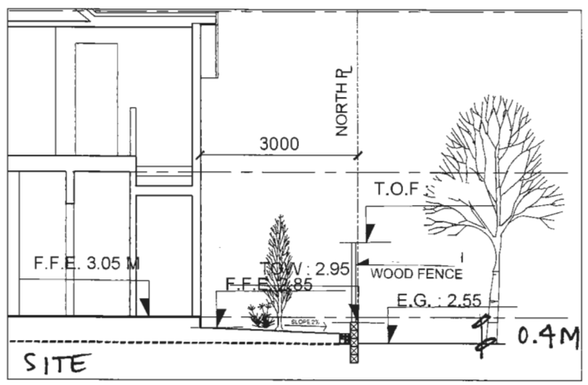
(SECTION D–D)



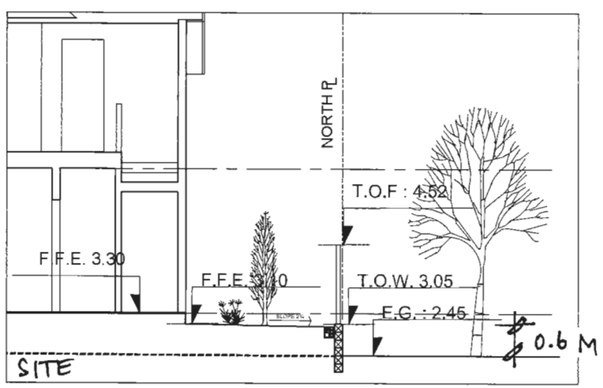

**SECTION 9 - LOT 89**



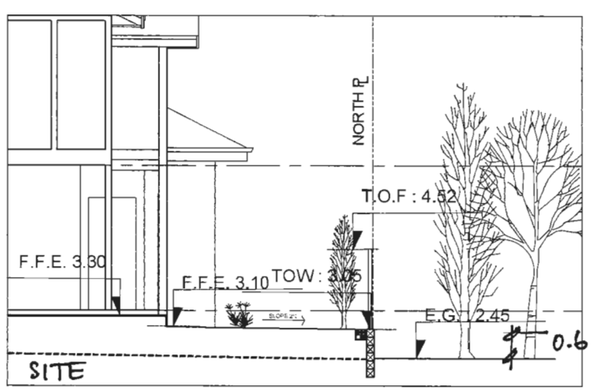

**SECTION 10 - LOT 88**




**SECTION 11 - LOT 87**




**SECTION 12 - LOT 86**




**SECTION 13 - LOT 85**

* MAX 1.8 M FENCE HT. (TYP.)

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THIS JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR CCDF | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR D | |
| 5 | ISSUED FOR A.D.P | |

Plan 20 DP 15-709934

Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

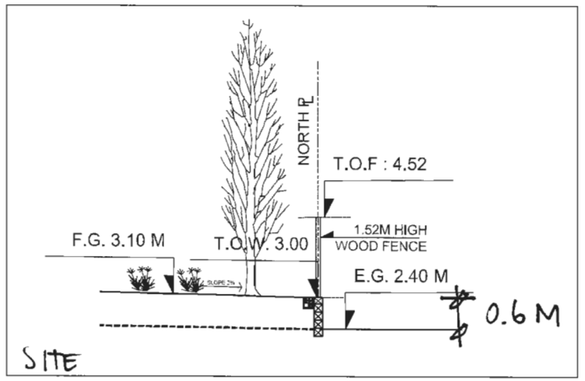
SECTIONS
7, 8, 9, 10, 11, 12 & 13

SEAL

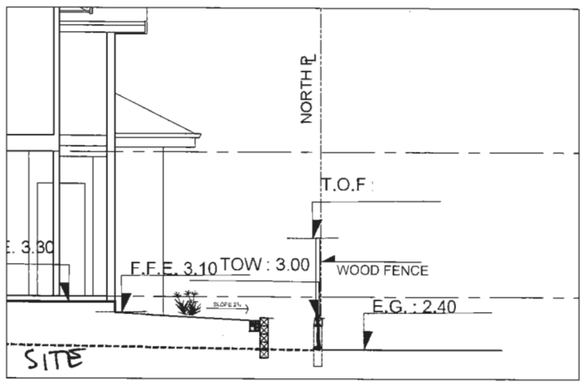
PLAN # 38

DATE : 05-12-2015 | DRAWN : K.S.

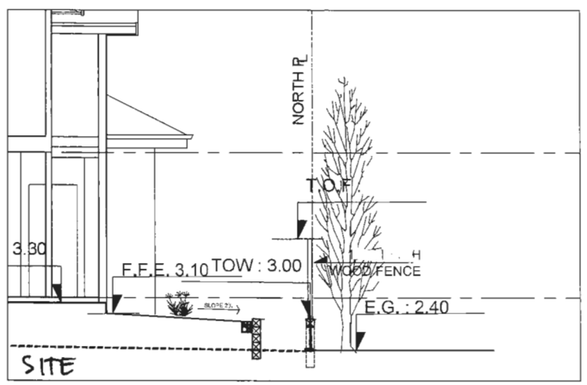
SCALE : 1/50 | CHECKED : R.S.



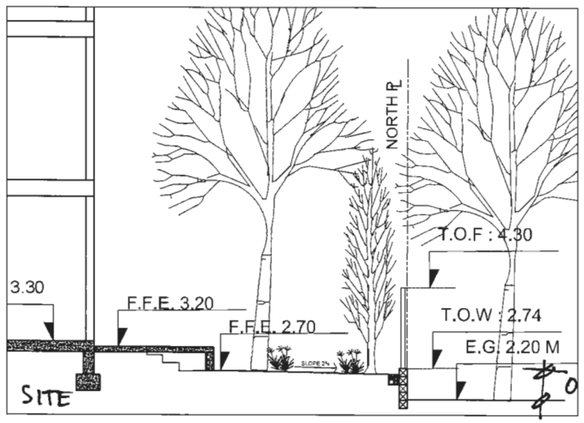

**SECTION 14 - LOT 84**



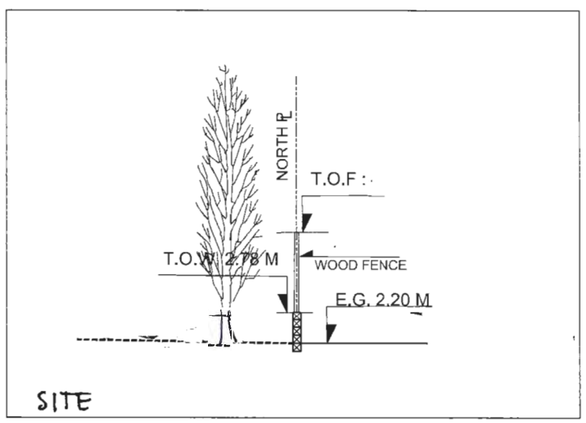

**SECTION 15 - LOT 83**




**SECTION 16 - LOT 82**

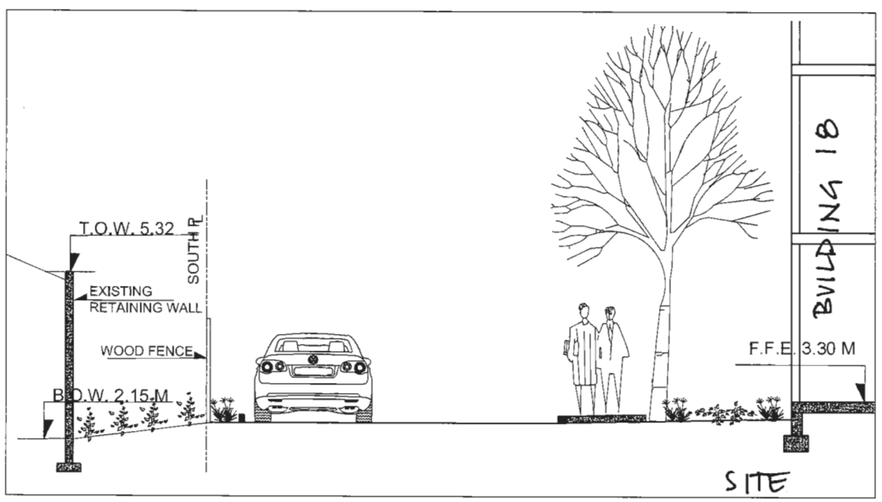



**SECTION 17 - LOT 81**

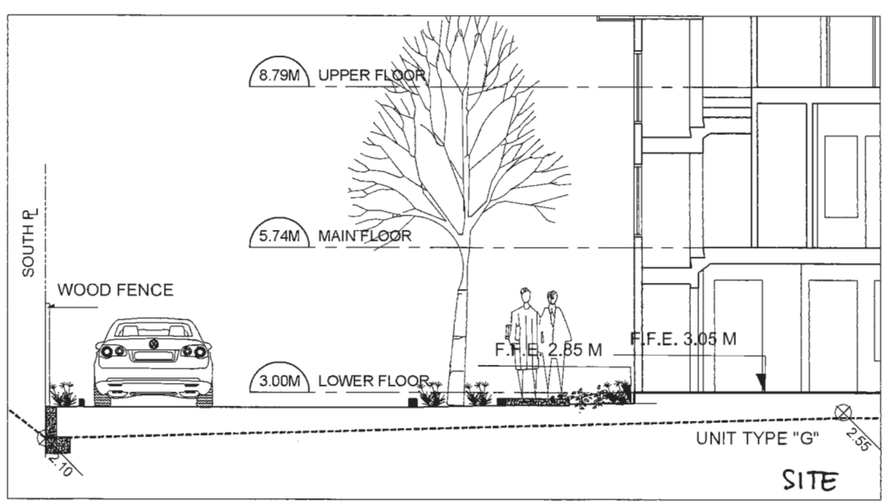



**SECTION 18 - LOT 80**

* MAX
1.8 M
FENCE
HT (TYP.)




**SECTION 19**
**RETAINING WALL** IN HWY
(AT BUILDING 18)




**SECTION 20**
**RETAINING WALL** AT SOUTH PROPERTY LINE

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR CCC | |
| 2 | ISSUED FOR DEV | |
| 3 | GENERAL REVISI | |
| 4 | RE-ISSUED FOR D | |
| 5 | ISSUED FOR A.D. | |

Plan 21
DP 15-709934
Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-998 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

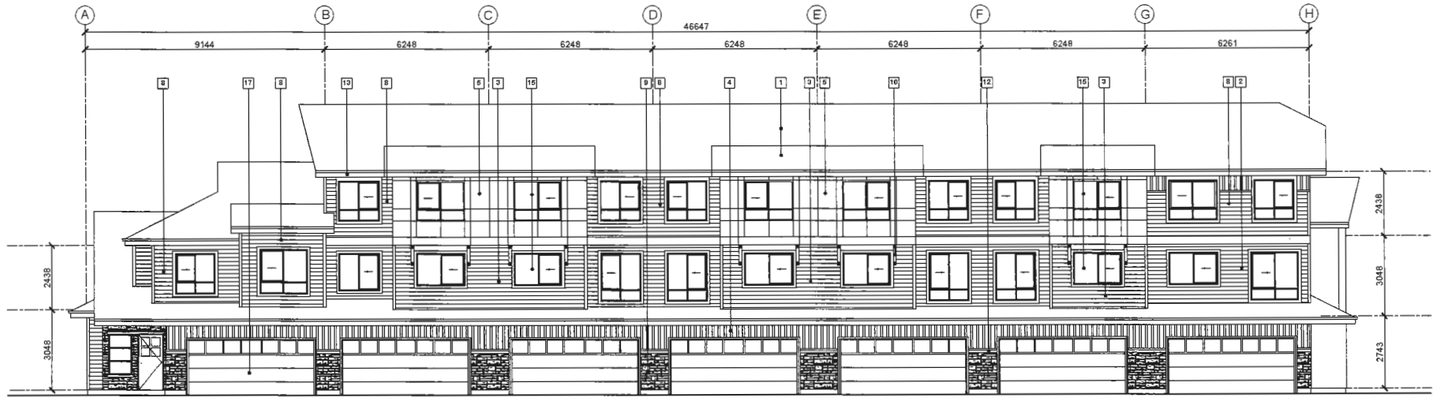
SECTIONS
14, 15, 16, 17, 18, 19 & 20

SEAL

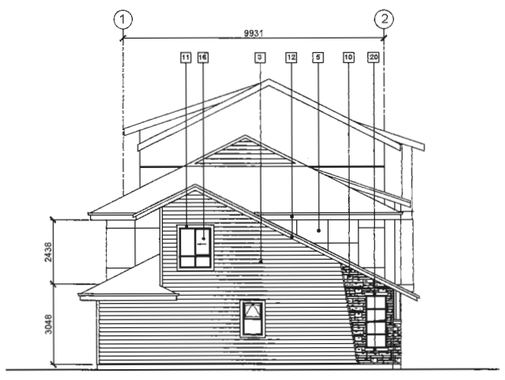
PLAN # 39

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/50 | CHECKED : R.S. |

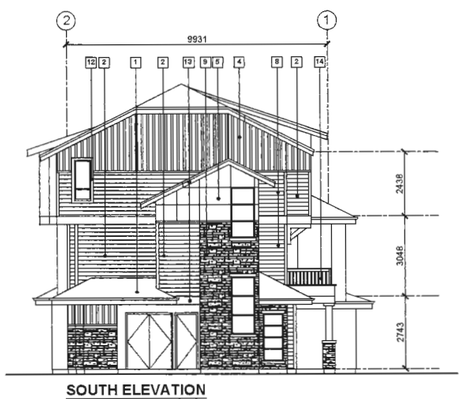
**BUILDING 1**
**EAST ELEVATION**




**WEST ELEVATION**




**NORTH ELEVATION**




**SOUTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 652 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2803D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3076A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2803D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2803D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 163 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2134-50 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON S200 T100 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COOR | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 22
DP 15-709934
Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 1 ELEVATIONS

SEAL

PLAN # 4

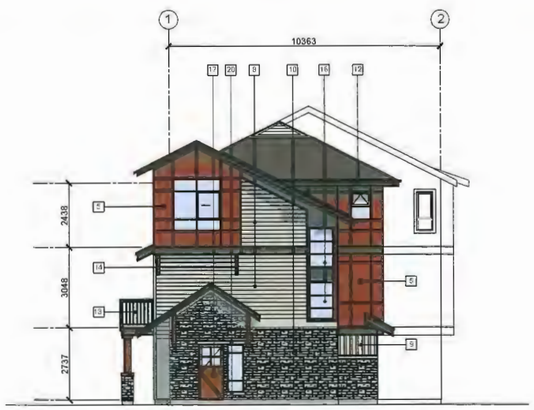
| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

**BUILDINGS 2 AND 13**
**WEST ELEVATION**

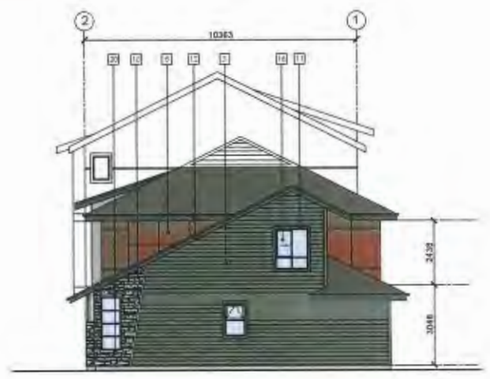
**EAST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3238A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 673 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - A0426 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - A0426 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 651 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3178N RACCOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3178N RACCOON BY GENERAL PAINT & BABY FAWN - CC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON S600 T103 BROWN BY PPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**




**SOUTH ELEVATION**




**NORTH ELEVATION**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR ODCPC | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 23 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7633
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 2 AND 13 ELEVATIONS

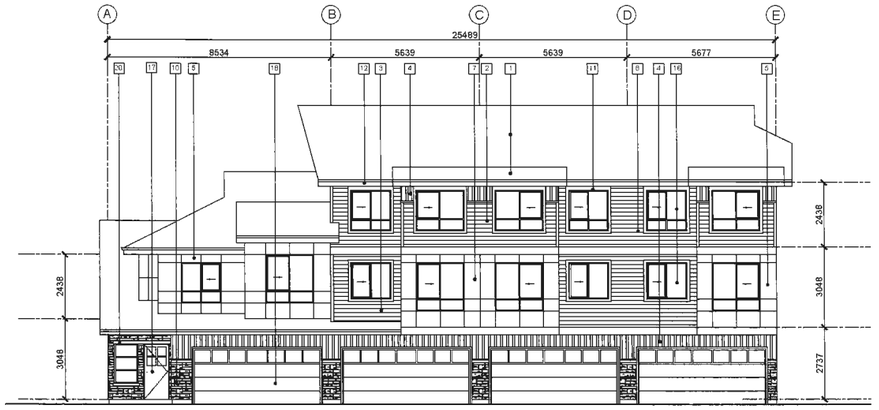
SEAL

PLAN # 5

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

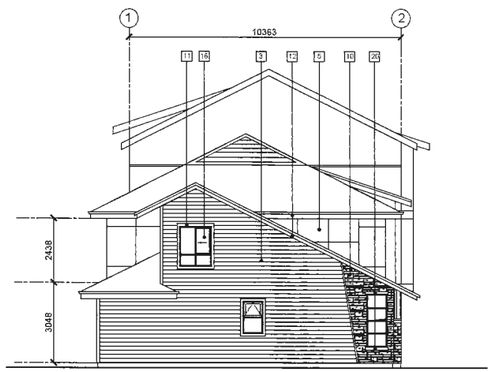
**EAST ELEVATION**
BUILDINGS 3 AND 14
(BLOCK 6 IS REVERSED)



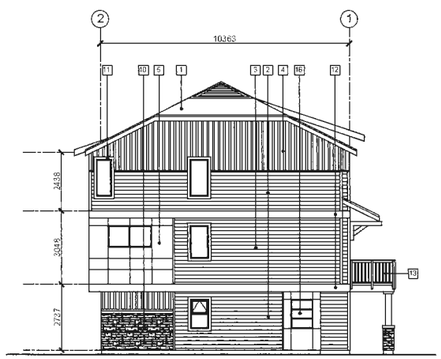

**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3236A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 873 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - A0426 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - A0426 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 851 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3176N RACOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3176N RACOON BY GENERAL PAINT & BABY FAWN - OC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON S600 T103 BROWN BY PPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR OC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**




**NORTH ELEVATION**




**SOUTH ELEVATION**
BUILDINGS 3 &14
(BUILDINGS 6 REVERSED)

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COOR | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR DI | |
| 5 | ISSUED FOR A.D.P | |

Plan 24 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**
CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**
BUILDING 3,6 AND 14 ELEVATIONS

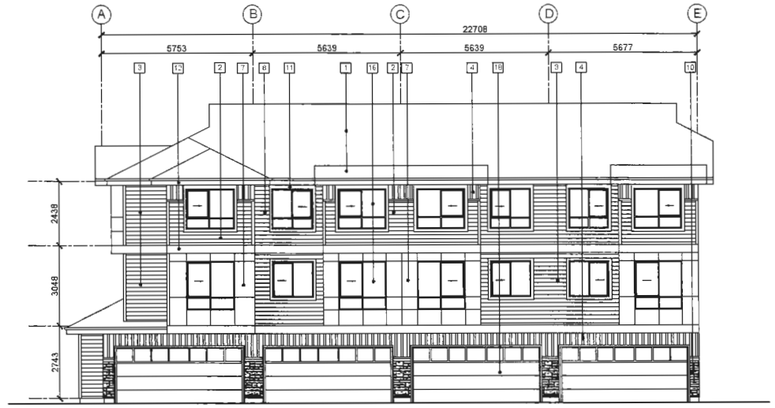
SEAL

PLAN # 6

DATE : 12-07-2014 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

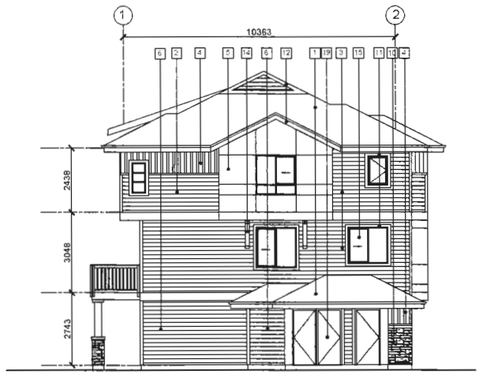
**BUILDING 7**
**EAST ELEVATION**



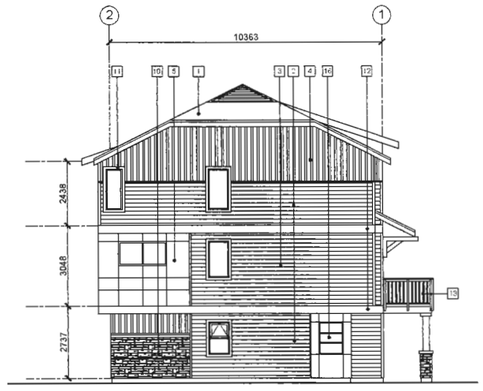

**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3236A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 673 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - AM26 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - AM26 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 651 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3176N RACOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3176N RACOON BY GENERAL PAINT & BABY FAWN - OC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON S600 T103 BROWN BY PPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR OC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**




**NORTH ELEVATION**




**SOUTH ELEVATION**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 15 |
| 2 | ISSUED FOR DEV | 15 |
| 3 | GENERAL REVISI | 15 |
| 4 | RE-ISSUED FOR D | 16 |
| 5 | ISSUED FOR A.D.P | 16 |

Plan 25 Oct 4, 2016 DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778 996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

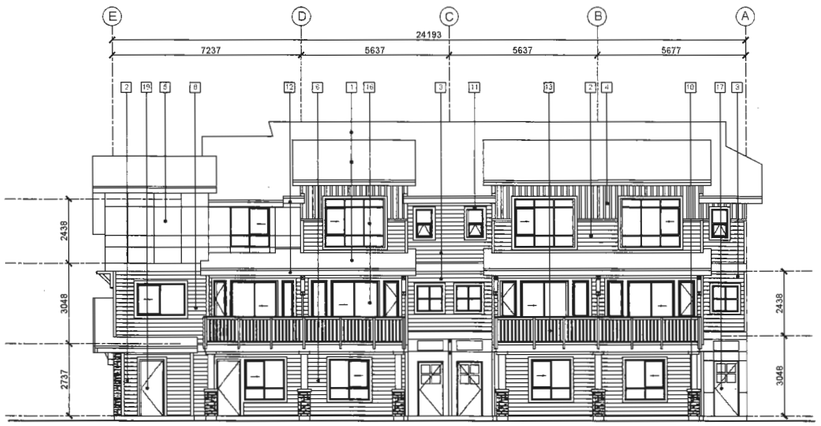
BUILDING 7 ELEVATIONS

SEAL

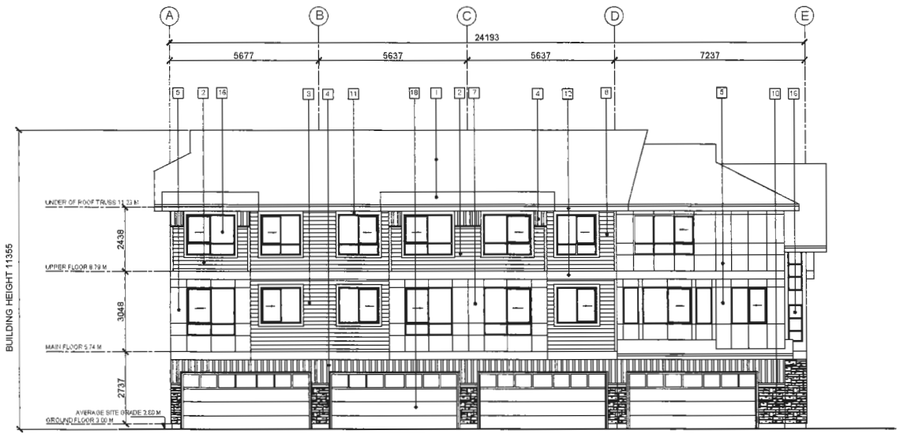
PLAN # 7

DATE : 12-07-2014 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.



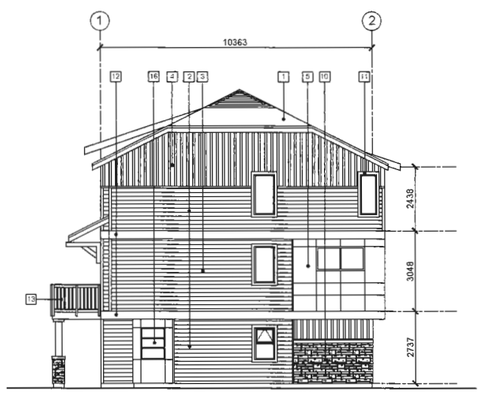

**BUILDINGS 4 AND 8**
**EAST ELEVATION**
(BUILDING 5 IS REVERSED)



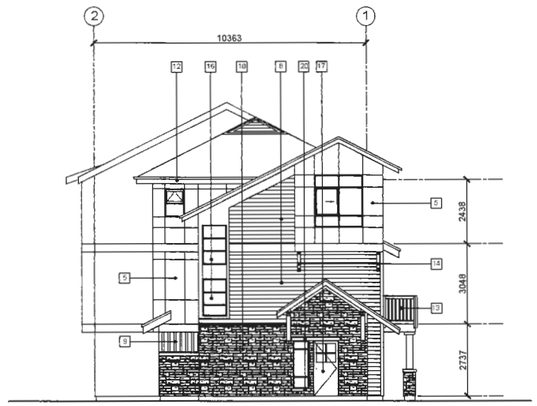

**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3236A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 673 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - A0426 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - A0426 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 851 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3176N RACCOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3176N RACCOON BY GENERAL PAINT & BABY FAWN - OC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON S606 T 105 BROWN BY FPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**




**NORTH ELEVATION**




**SOUTH ELEVATION**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THIS DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR ODP/D | |
| 2 | ISSUED FOR DEVELC | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. S | |

Plan 26 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 4, 5 AND 8 ELEVATIONS

SEAL

PLAN # 8

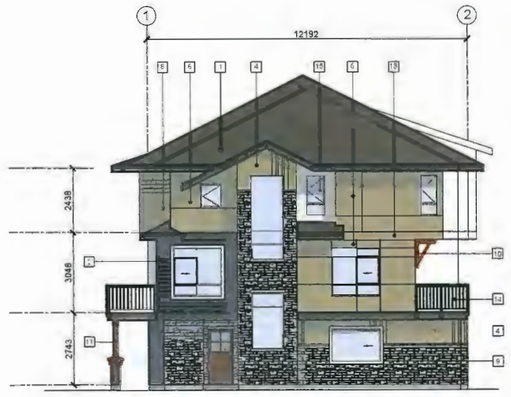
DATE : 12-07-2014 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

**BUILDING 9 (10 IS REVERSED)**
**WEST ELEVATION**

**EAST ELEVATION**

**NORTH ELEVATION**




**SOUTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 552 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2603D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3076A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2603D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2603D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 103 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2603D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON S600 T103 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORC | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 27 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

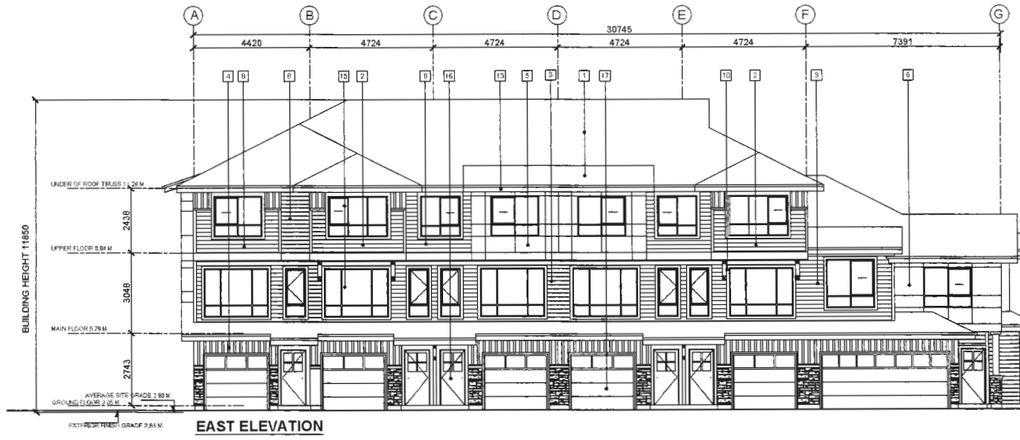
BUILDINGS 9 AND 10 ELEVATIONS

SEAL

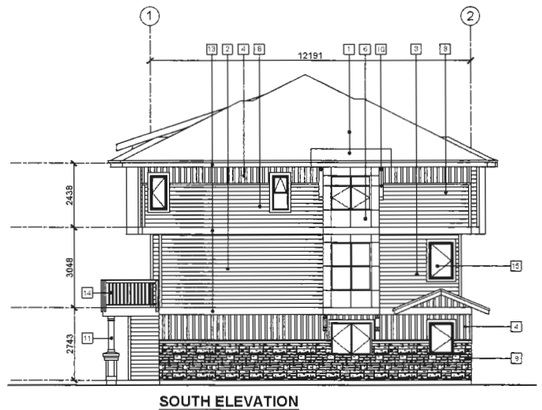
PLAN # 9

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

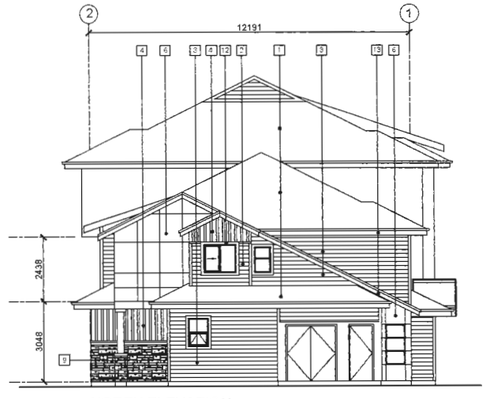
**BUILDING 11 (12 IS REVERSED)**
**WEST ELEVATION**




**EAST ELEVATION**




**SOUTH ELEVATION**




**NORTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 652 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2803D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3076A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2803D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2803D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 103 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON SE00 T103 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COO | |
| 2 | ISSUED FOR DEVE | |
| 3 | GENERAL REVISIC | |
| 4 | RE-ISSUED FOR D | |
| 5 | ISSUED FOR A.D.I | |

Plan 28 DP 15-709934 Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

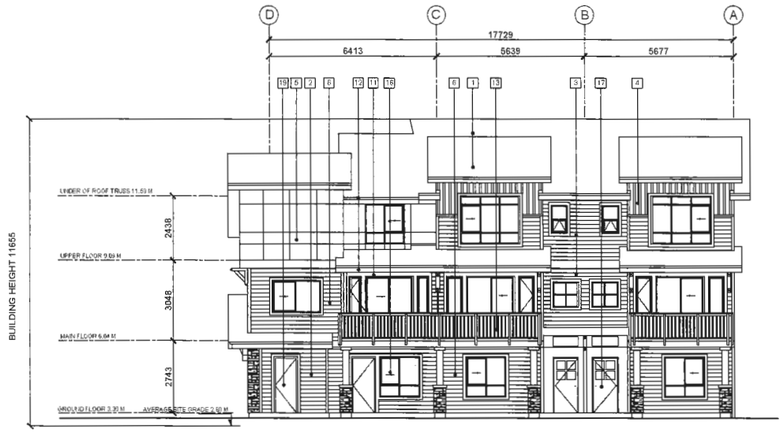
**DRAWING TITLE :**

BUILDING 11 AND 12 ELEVATIONS

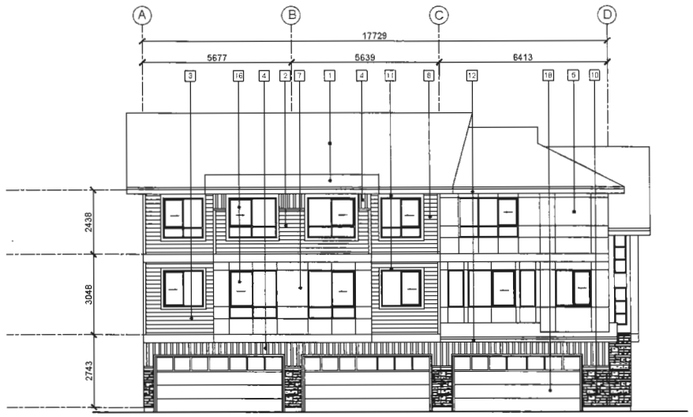
SEAL

PLAN # 10

| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



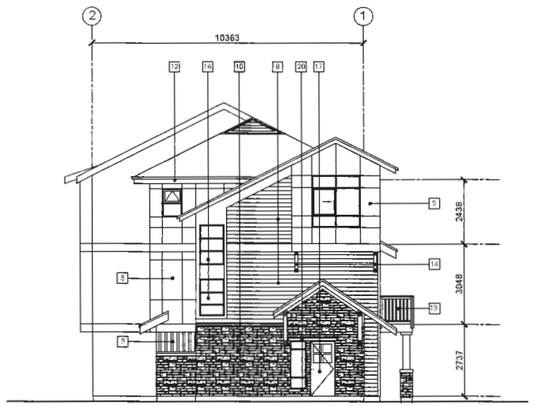

**BUILDING 15**
**EAST ELEVATION**



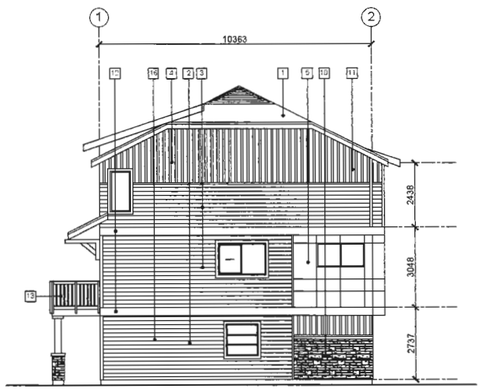

**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3236A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 673 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - A0426 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - A0426 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 651 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3176N RACCOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3176N RACCOON BY GENERAL PAINT & BABY FAWN - OC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON S600 T102 BROWN BY PPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0617 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**




**SOUTH ELEVATION**




**NORTH ELEVATION**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COC | 15 |
| 2 | ISSUED FOR DEV | 15 |
| 3 | GENERAL REVIS | 15 |
| 4 | RE-ISSUED FOR | 16 |
| 5 | ISSUED FOR A.D | 16 |

Plan 29 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-998 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

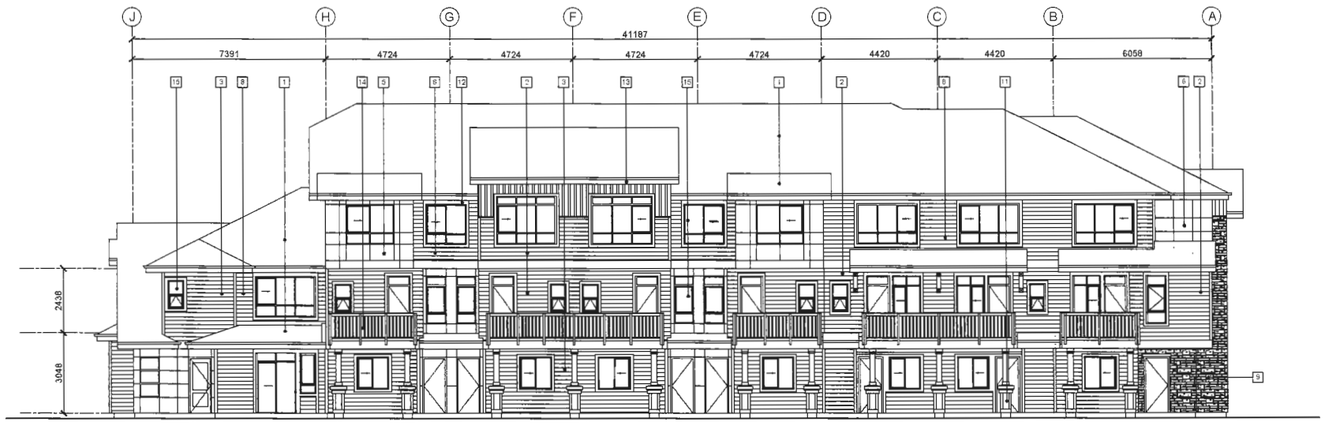
BUILDING 15 ELEVATIONS

SEAL

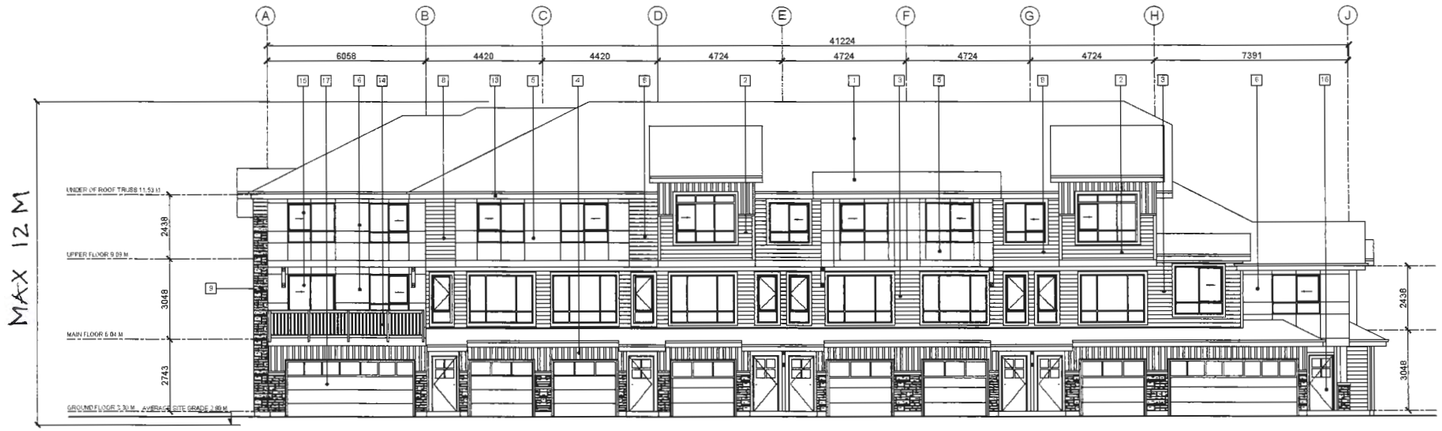
PLAN # 11

DATE : 12-07-2014 | DRAWN : K.S.

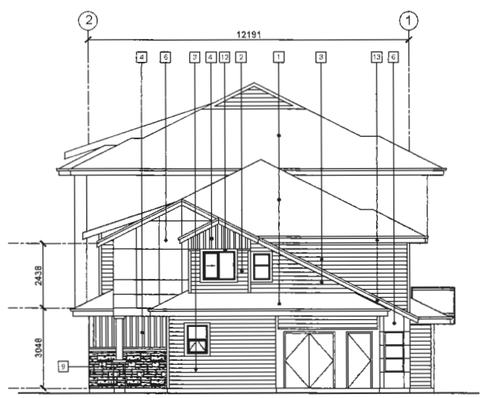
SCALE : 1/100 | CHECKED : R.S.



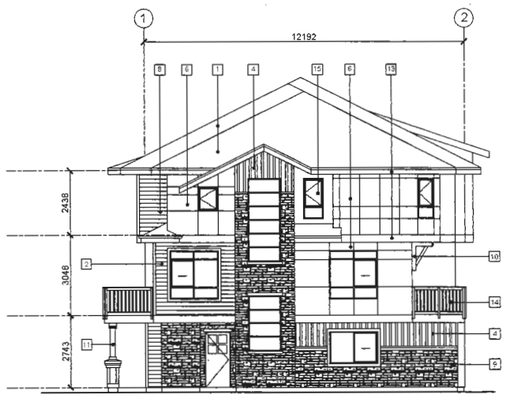

**BUILDING 16**
**WEST ELEVATION**




**EAST ELEVATION**




**NORTH ELEVATION**




**SOUTH ELEVATION**

## FINISHING MATERIALS LIST (SCHEME 1) :

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3078A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 652 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2803D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3078A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2803D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2803D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 103 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON 5600 T103 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 30 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 16 ELEVATIONS

SEAL

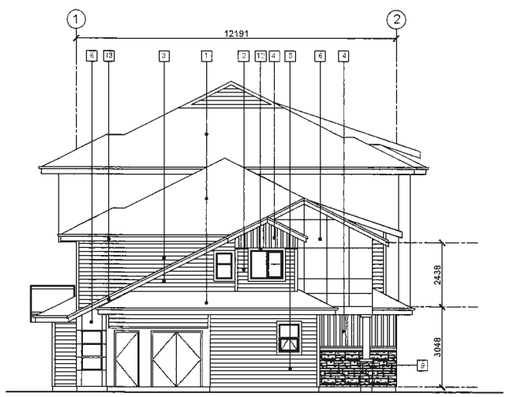
PLAN # 12

| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

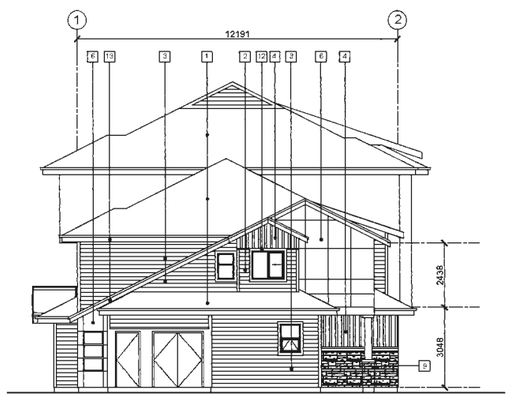
**EAST ELEVATION**




**WEST ELEVATION**




**NORTH ELEVATION**




**NORTH ELEVATION**

## FINISHING MATERIALS LIST (SCHEME 1) :

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 652 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2803D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3076A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2803D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3184M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2803D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 103 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON S600 T 103 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** - WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO. | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORI | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 31 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

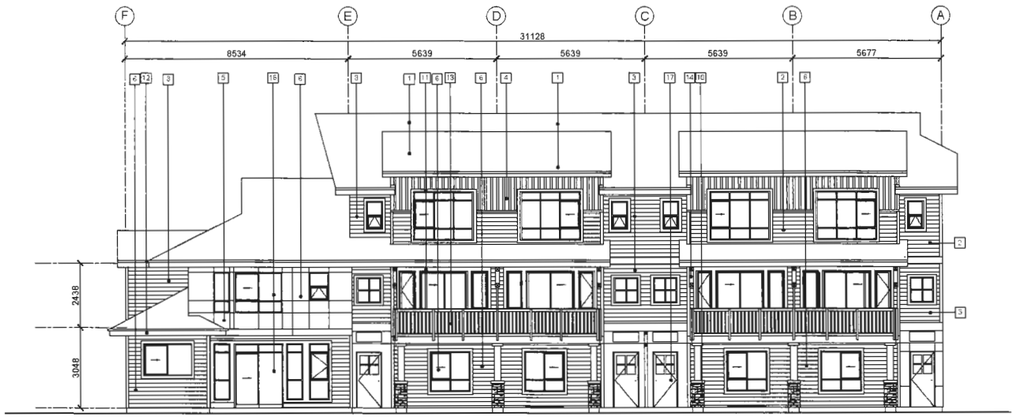
**DRAWING TITLE :**

BUILDING 17 ELEVATIONS

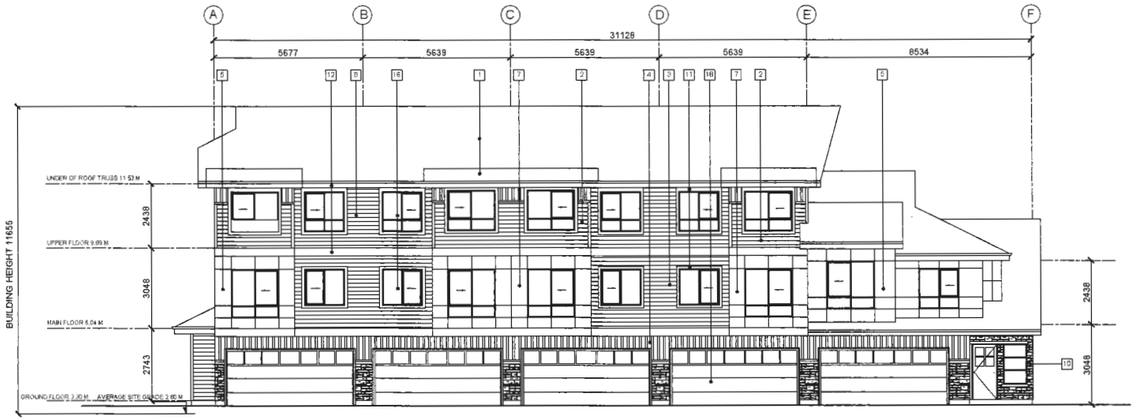
SEAL

PLAN # 13

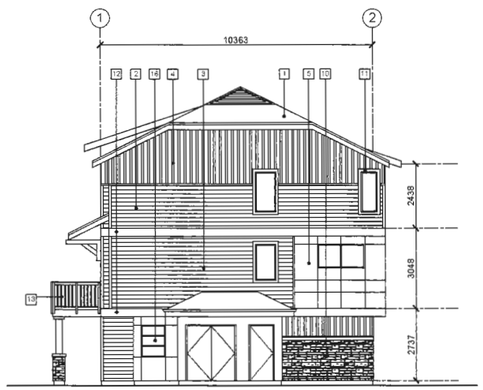
| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



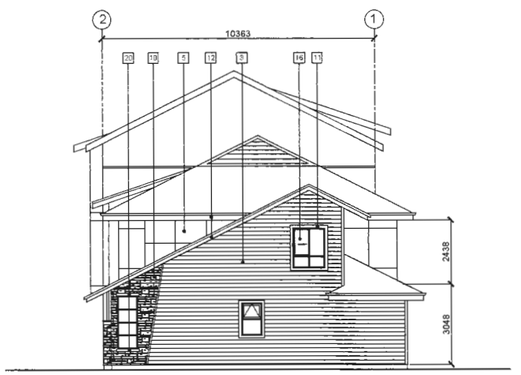

**BUILDING 18**
**WEST ELEVATION**




**EAST ELEVATION**




**SOUTH ELEVATION**




**NORTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 2) :**

1. **LAMINATED ASPHALT SHINGLES** DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** ESTATE - CL 3236A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** GENTEK 873 MONTEREY SAND
4. **HARDIE BOARD AND BATTEN** DEEP SPICE - A0426 BY ICI PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** DEEP SPICE - A0426 BY ICI PAINT
6. **HORIZONTAL VINYL SIDING** GENTEK 651 WINDSWEPT SMOKE
7. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ESTATE - CL 3236A BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** COBBLE STONE - BY JAMES HARDIE
9. **HARDIE BOARD AND BATTEN** COBBLE STONE - BY JAMES HARDIE
10. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
11. **PAINTED WOOD TRIM** CL 3178N RACOON BY GENERAL PAINT
12. **PAINTED WOOD FASCIA AND BAND BOARD - WITH METAL FLASHING** CL 3178N RACOON BY GENERAL PAINT & BABY FAWN - OC-15 BY BENJAMIN MOORE
13. **ALUMINUM PICKET RAILING** DURACRON 8000 T103 BROWN BY PPG
14. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
15. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
16. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
17. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
18. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
19. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
20. **PRECAST CONCRETE SILL AND CAP**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD. | |
| 2 | ISSUED FOR DEVELC | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. R | |

Plan 32 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

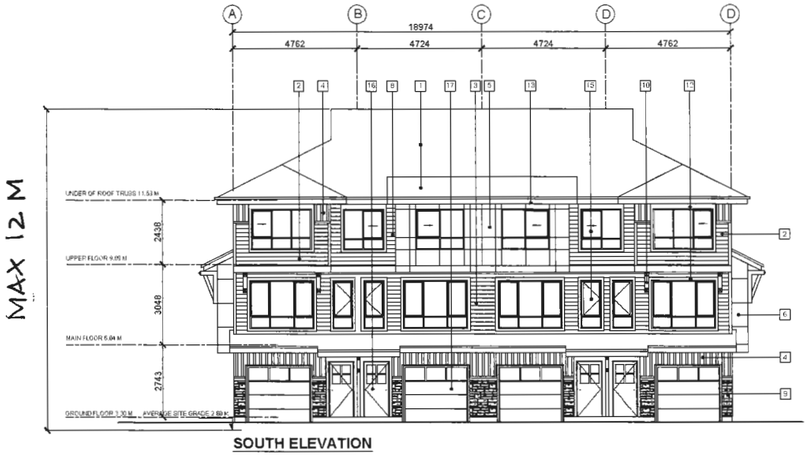
BUILDING 18
ELEVATIONS

SEAL

PLAN # 14

| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

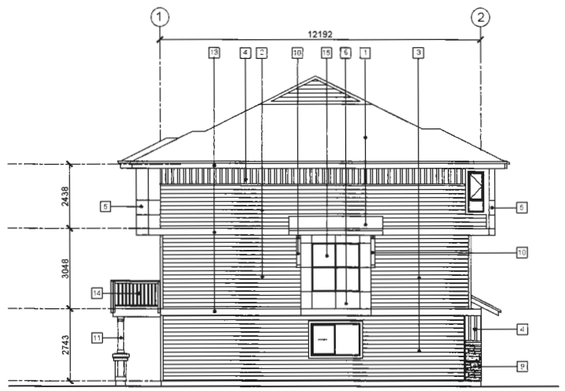
**BUILDING 19**
**NORTH ELEVATION**



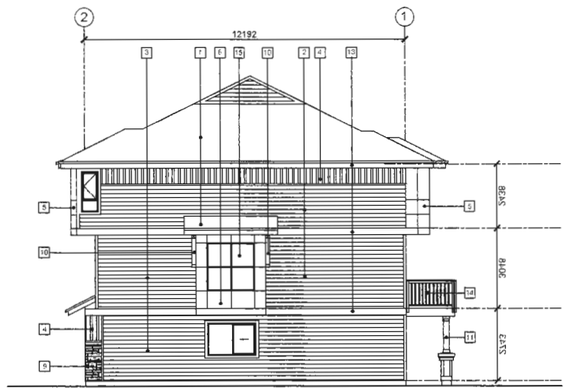

**SOUTH ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

1. **LAMINATED ASPHALT SHINGLES** - DRIFTWOOD BY GAF
2. **HORIZONTAL PAINTED HARDIE SIDING** - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. **HORIZONTAL VINYL SIDING** - GENTEK 652 MIDNIGHT SURF
4. **HARDIE BOARD AND BATTEN** ASTRON - CL 2603D BY GENERAL PAINT
5. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ALTAMIRA - CL 3076A BY GENERAL PAINT
6. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** ASTRON - CL 2603D BY GENERAL PAINT
7. **HORIZONTAL PAINTED HARDIE SIDING** - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. **HORIZONTAL PAINTED HARDIE SIDING** - ASTRON - CL 2603D BY GENERAL PAINT
9. **CULTURED STONE** ECHO RIDGE - COUNTRY LEDGESTONE
10. **CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET** SIKKENS 072 BUTTERNUT
11. **STAINED CEDAR POST WITH WOOD FINISH BASE** SIKKENS 072 BUTTERNUT
12. **PAINTED WOOD TRIM** GORGE WATER 103 BY GENERAL PAINT
13. **PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING** IRON MOUNTAIN 2124-30 BY BENJAMIN MOORE & ASTRON - CL 2603D BY GENERAL PAINT
14. **ALUMINUM PICKET RAILING** DURACRON S600 T100 BROWN BY PPG
15. **SEALED DOUBLED GLAZED VINYL WINDOW** WHITE
16. **UNIT ENTRY DOOR** SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. **GARAGE DOOR** WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. **ELECTRICAL CLOSET DOOR** MORTAR CC 574 BY BENJAMIN MOORE
19. **PRECAST CONCRETE SILL AND CAP**




**WEST ELEVATION**




**EAST ELEVATION**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD | |
| 2 | ISSUED FOR DEVELO | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. | |

Plan 33 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

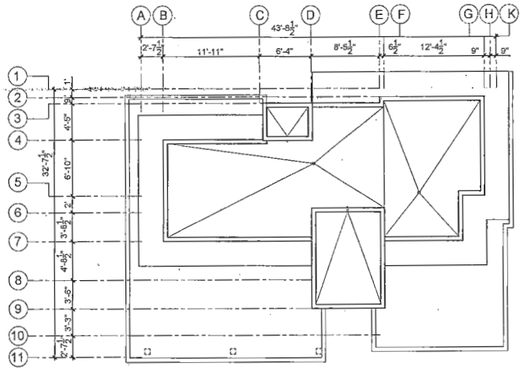
**DRAWING TITLE :**

BUILDING 19 ELEVATIONS

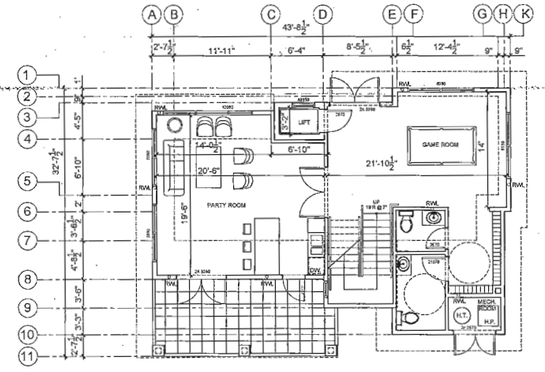
SEAL

PLAN # 15

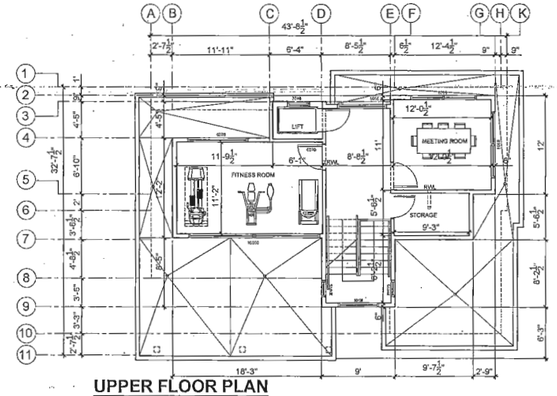
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



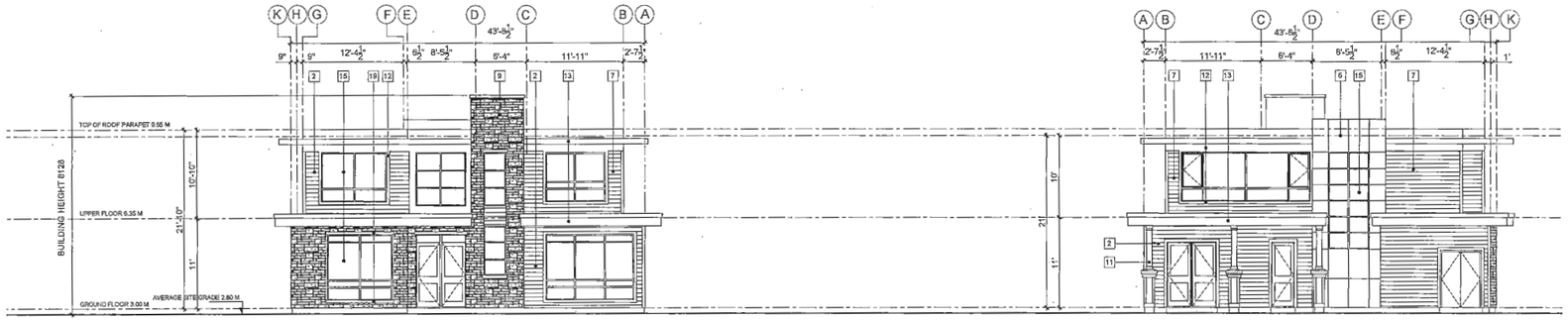
ROOF PLAN



**MAIN FLOOR PLAN**
1,066.50 S.F. (99.12 M2)
TOTAL AREA: 1,740.83 S.F. (161.79 M2)



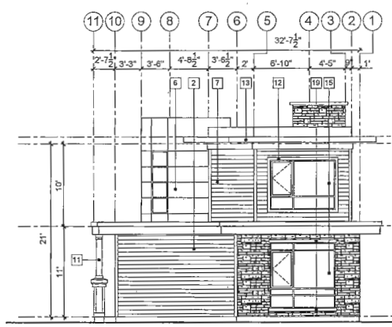
**UPPER FLOOR PLAN**
674.33 S.F. (62.67 M2)



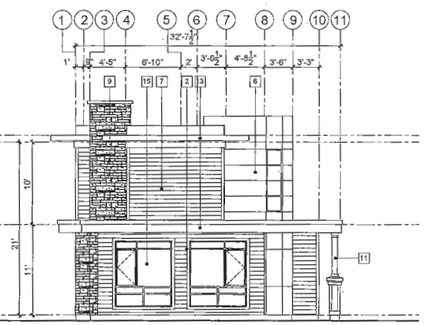
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

**FINISHING MATERIALS LIST (SCHEME 1) :**

1. LAMINATED ASPHALT SHINGLES - DRIFTWOOD BY GAF
2. HORIZONTAL PAINTED HARDIE SIDING - ALTAMIRA - CL 3076A BY GENERAL PAINT
3. HORIZONTAL VINYL SIDING - GENTEK 652 MIDNIGHT SURF
4. HARDIE BOARD AND BATTEN ASTRON - CL 2803D BY GENERAL PAINT
5. PAINTED HARDIE PANEL WITH REVEAL SYSTEM ALTAMIRA - CL 3076A BY GENERAL PAINT
6. PAINTED HARDIE PANEL WITH REVEAL SYSTEM ASTRON - CL 2803D BY GENERAL PAINT
7. HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN - CL 3164M BY GENERAL PAINT
8. HORIZONTAL PAINTED HARDIE SIDING - ASTRON - CL 2803D BY GENERAL PAINT
9. CULTURED STONE ECHO RIDGE - COUNTRY LEDGESTONE
10. CLEAR STAINED CEDAR STRUCTURAL WOOD BRACKET SIKKENS 072 BUTTERNUT
11. STAINED CEDAR POST WITH WOOD FINISH BASE SIKKENS 072 BUTTERNUT
12. PAINTED WOOD TRIM GORGE WATER 103 BY GENERAL PAINT
13. PAINTED WOOD FASCIA AND BAND BOARD WITH METAL FLASHING IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE & ASTRON - CL 2803D BY GENERAL PAINT
14. ALUMINUM PICKET RAILING DURACRON 9800 T103 BROWN BY PPG
15. SEALED DOUBLED GLAZED VINYL WINDOW WHITE
16. UNIT ENTRY DOOR SPANISH CHESTNUT # A 0517 BY ICI PAINT
17. GARAGE DOOR WAYNE DALTON CONTEMPORARY STYLE GRAY COLOR WITH CLEAR 1 GLASS
18. ELECTRICAL CLOSET DOOR MORTAR CC 574 BY BENJAMIN MOORE
19. PRECAST CONCRETE SILL AND CAP

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 03 - 12 - 2015 |
| 2 | ISSUED FOR DEVELOPM | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVELC | |
| 5 | ISSUED FOR A.D.P. SUBI | |

Plan 34 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

493 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7893
EMAIL : rasalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK DEVELOPMENT CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

AMENITY BUILDING PLANS AND ELEVATIONS

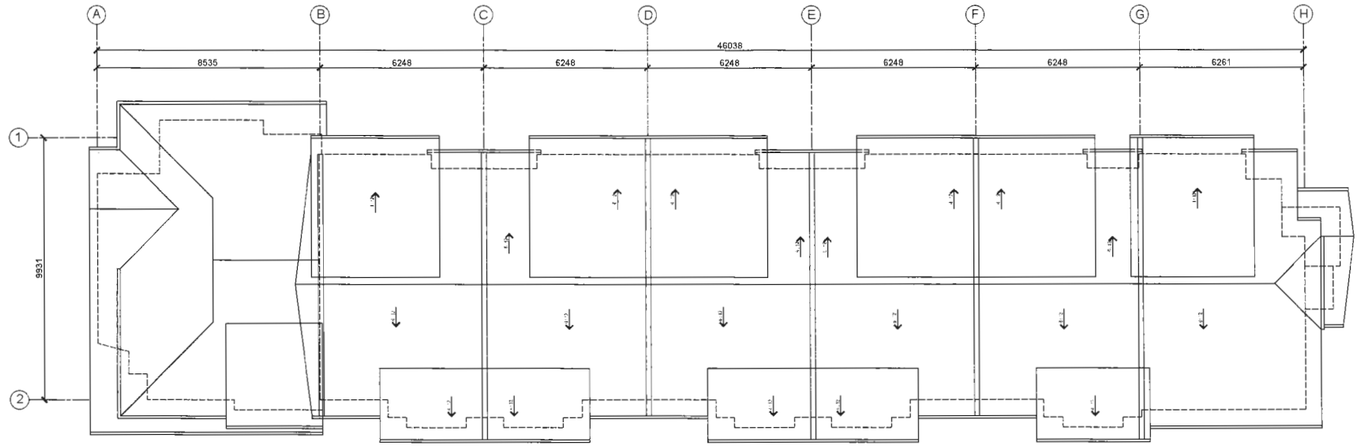
SEAL

PLAN # 35

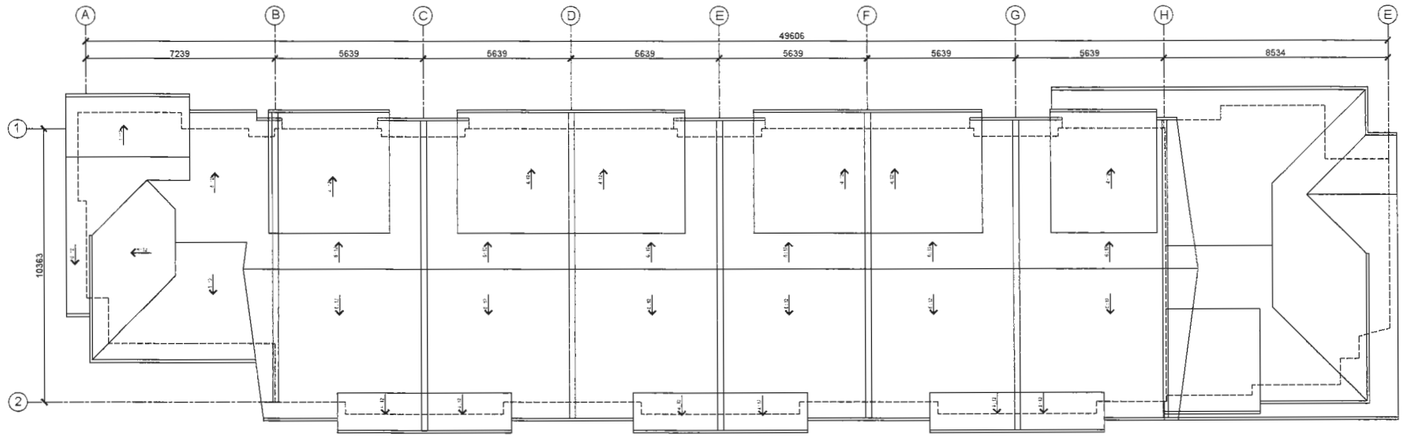
DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/8" = 1'-0" | CHECKED : R.S.

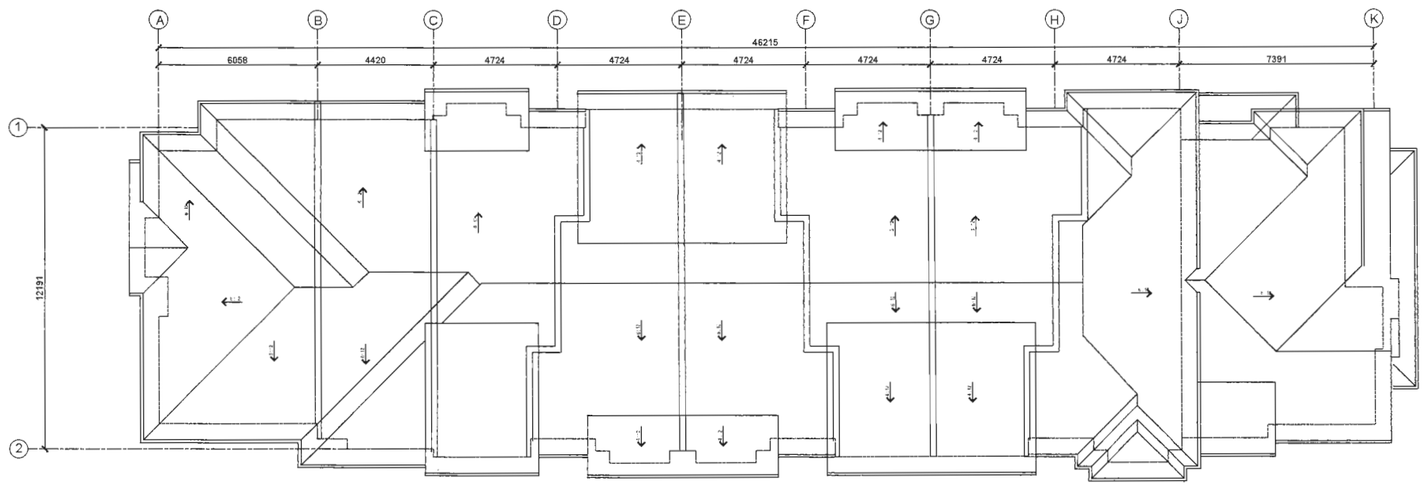
## BUILDING 1 ROOF PLAN




## BUILDINGS 2 AND 13 ROOF PLAN




## BUILDING 9 AND 10 ROOF PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COOPE | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 35 DP 15-709934 Oct 4, 2016

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : realehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

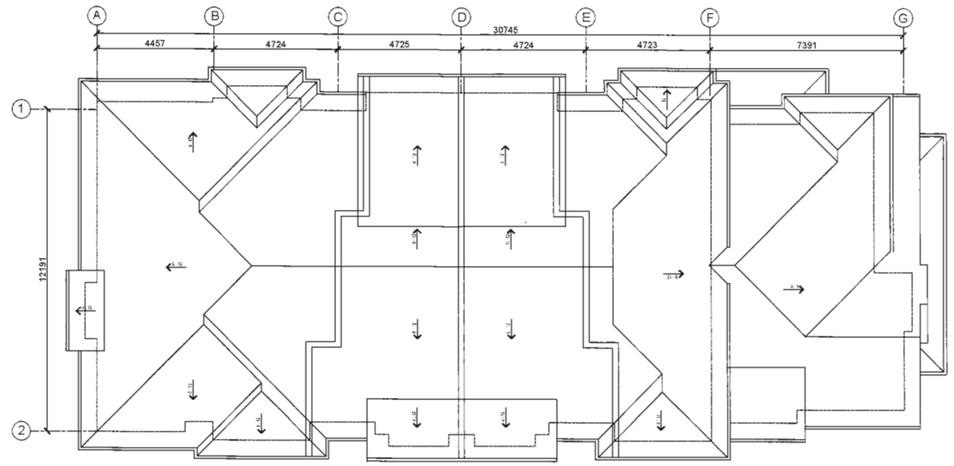
BUILDINGS 1, 2, 9, 10 & 13 ROOF PLANS

SEAL

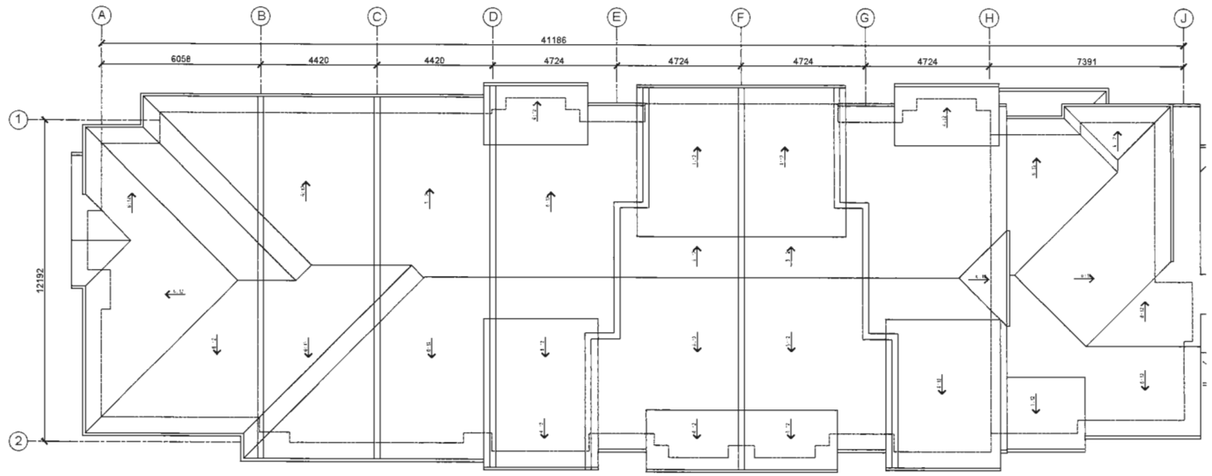
PLAN # 28

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

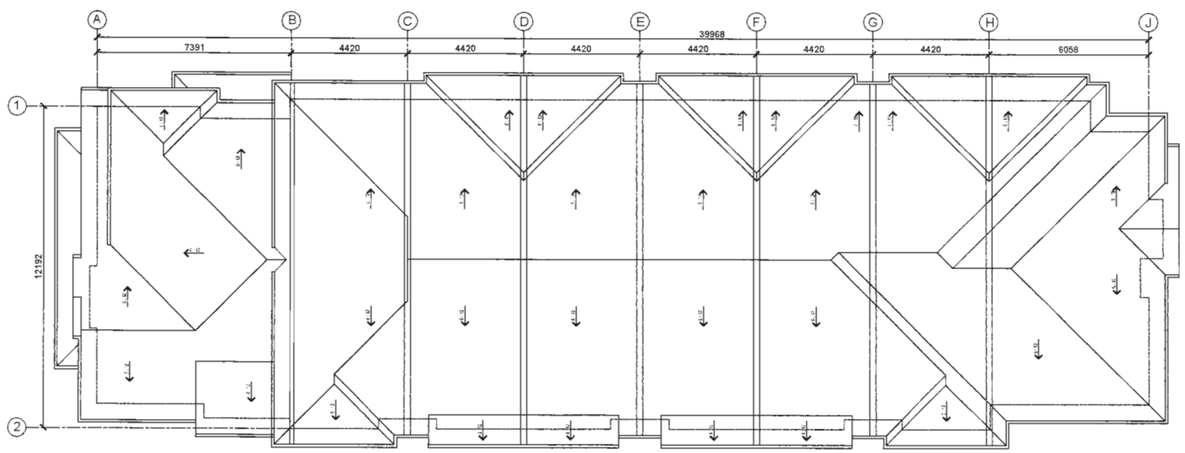
**BUILDINGS 11 AND 12 ROOF PLAN**




**BUILDING 16 ROOF PLAN**




**ROOF PLAN**
**BUILDING 17 ROOF PLAN**




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC, AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORE | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Plan 36 Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDINGS 11,12, 16 & 17 ROOF PLANS

SEAL

PLAN # 29

DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

STREETSCAPE ELEVATION OF CENTRAL AND EAST PORTIONS ALONG EAST-WEST DRIVE AISLE
SCALE 1:200

STREETSCAPE ELEVATION OF WEST PORTION ALONG EAST-WEST DRIVE AISLE
SCALE 1:200

STREETSCAPE ELEVATION FROM NO.5 ROAD
SCALE 1:100

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | 05 - 12 - 2015 |
| 2 | ISSUED FOR DEVELOPM | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVEL | |
| 5 | ISSUED FOR A.D.P. SUB | |

Reference Plan Oct 4, 2016
DP 15-709934

SALEHI ARCHITECT INC.
433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7830
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**
CITIMARK DEVELOPMENT CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**
STREETSCAPE ELEVATIONS

SEAL

PLAN # 40

DATE : 05-12-2015 | DRAWN : K.S.
SCALE : 1:200 | CHECKED : R.S.

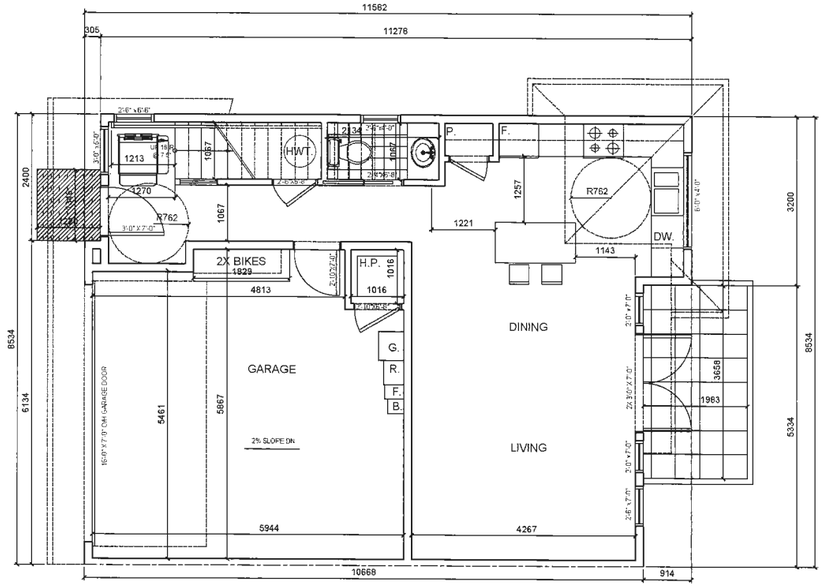
## UNIT A

| | |
|---|---|
| GROUND FLOOR | 93.26 M2. |
| MAIN FLOOR | ——— |
| UPPER FLOOR | 86.01 M2. |
| ***GROSS (GFA)*** | ***179.28 M2.*** |
| GARAGE EXEMPT | 36.52 M2. |
| COVERED AREA EXEMPT | ——— |
| ENTRY STAIR EXEMPT | 8.83 M2. |
| MAIN STAIR EXEMPT | ——— |
| UPPER STAIR EXEMPT | 5.85 M2. |
| ***UNIT AREA (FAR)*** | ***128.07 M2.*** |

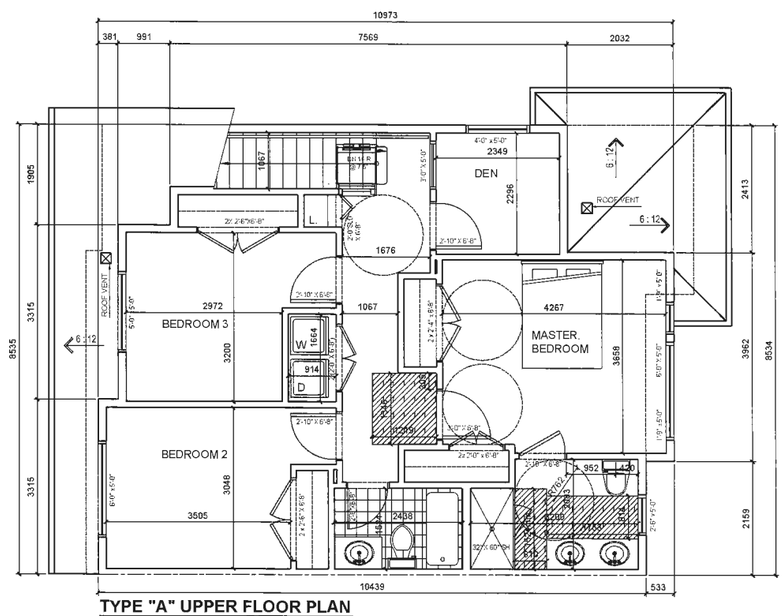
CONVERTIBLE

## ADAPTABLE UNIT FEATURES:

1- **ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE:** MINIMUM 1200 mm DEPTH BY DOOR WIDTH PLUS 600 mm ON LATCH SIDE.
2- **ENTRY DOOR**: MINIMUM 855 mm CLEAR OPENING.
3- **INTERIOR DOORS:** 2'-10" SWING DOOR OR 2'-8" SLIDING DOOR (MINIMUM 800 mm CLEAR OPENING).
* **DOOR THRESHOLDS:** MAX 13 mm HEIGHT.
* **HALLWAYS:** MINIMUM 900 mm.
4- **GARAGE DOOR:** TO LIVING AREA MINIMUM 2'-10".
5- **PATIOS AND BALCONIES DOORS**: MINIMUM 3' SWING DOOR
6- **BATHROOM:**
* TOILET POSITIONED WITH THE CENTER LINE: CENTER LINE FROM SIDE WALL TO BE 420 mm AND 510 mm FROM ANY OBSTRUCTION ON THE NON GRAB BAR SIDE AND AT LEAST 800 mm IN FRONT OF TOILET.
* SINK TO HAVE A CLEAR FLOOR SPACE OF 760 mm BY 1220 mm.
* TUB TO HAVE A MINIMUM CLEAR AREA OF 510 mm BY THE LENGTH OF TUB.
* BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS.
8- **TURNING DIAMETER** (TURNING PATH DIAGRAM): 1500 mm.
9- MINIMUM ONE WINDOW THAT CAN BE OPENED WITH SINGLE.
HAND IN LIVING ROOM.
10- MINIMUM ONE WINDOW THAT CAN BE OPENED WITH SINGLE
HAND IN ONE BED ROOM.
11- KITCHEN: CONTINUES COUNTER BETWEEN THE STOVE AND SINK, ADJUSTABLE SHELVES IN ALL CABINETS, PULL-OUT WORK BOARDS
AT 810 mm HEIGHT, EASY TO GRASP HANDLES ON CABINETS, TASK LIGHTING AT SINK AND STOVE.



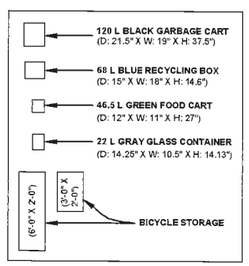

**TYPE "A" GROUND FLOOR PLAN**
1,003.50 S.F. (93.26 M2)
TOTAL AREA : 1,929 S.F. (179.28 M2)
FSR AREA: 1,378 S.F. (128.07 M2)

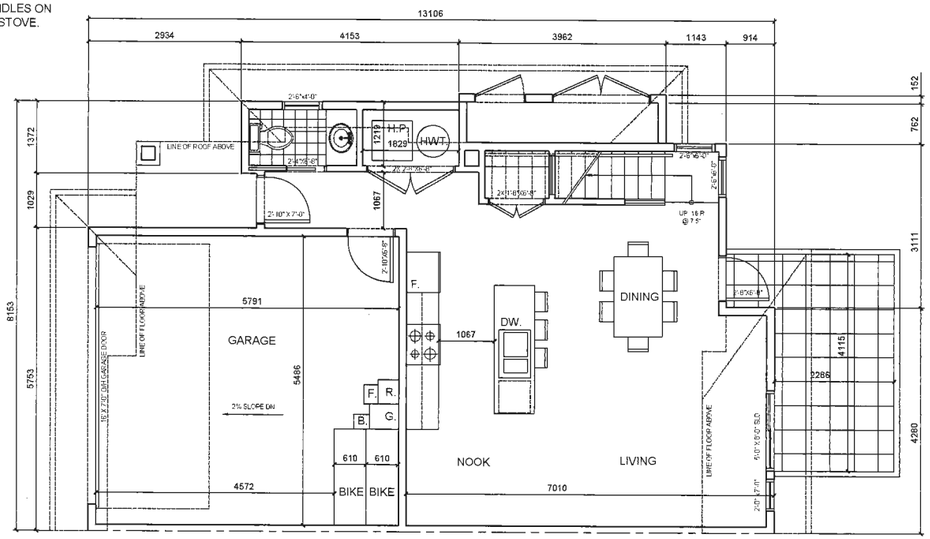



**TYPE "A" UPPER FLOOR PLAN**
925.50 S.F. (86.01 M2)

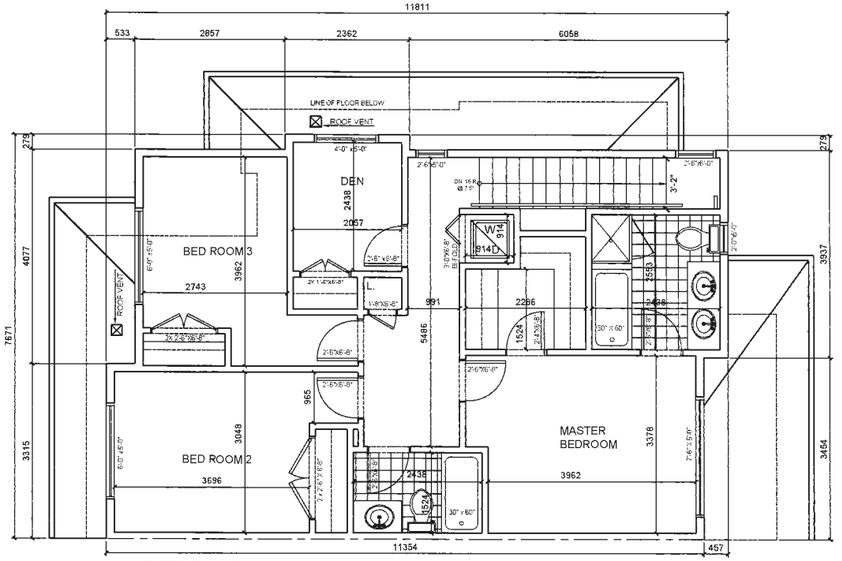
## UNIT A1

| | |
|---|---|
| GROUND FLOOR | 95.86 M2. |
| MAIN FLOOR | ——— |
| UPPER FLOOR | 84.20 M2. |
| ***GROSS (GFA)*** | ***180.06 M2.*** |
| GARAGE EXEMPT | 34.37 M2. |
| COVERED AREA EXEMPT | 3.67 M2. |
| ENTRY STAIR EXEMPT | 5.30 M2. |
| MAIN STAIR EXEMPT | ——— |
| UPPER STAIR EXEMPT | 5.81 M2. |
| ***NET AREA (FAR)*** | ***130.90 M2.*** |




**TYPE "A1" GROUND FLOOR PLAN**
1031.50 S.F. (95.86 M2)
TOTAL AREA : 1937.50 S.F. (180.06 M2)
FSR AREA: 1408.50 S.F. (130.90 M2)




**TYPE "A1" UPPER FLOOR PLAN**
906 S.F. (84.20 M2)

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDIN | |
| 2 | ISSUED FOR DEVELOP | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVEL | |
| 5 | ISSUED FOR A.D.P. SU | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**
CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**
PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

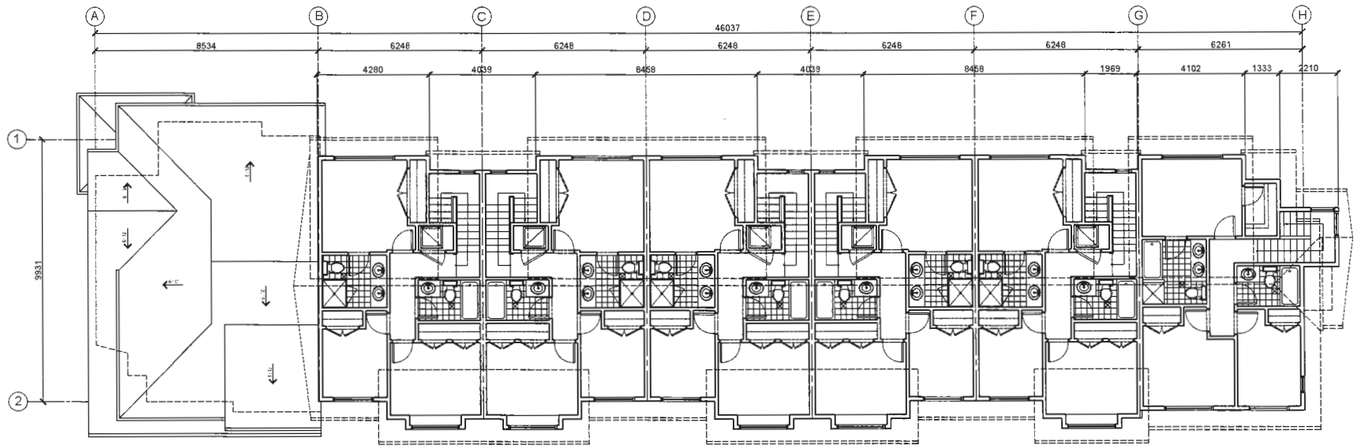
**DRAWING TITLE :**
UNITS A & A1
FLOOR PLANS

SEAL

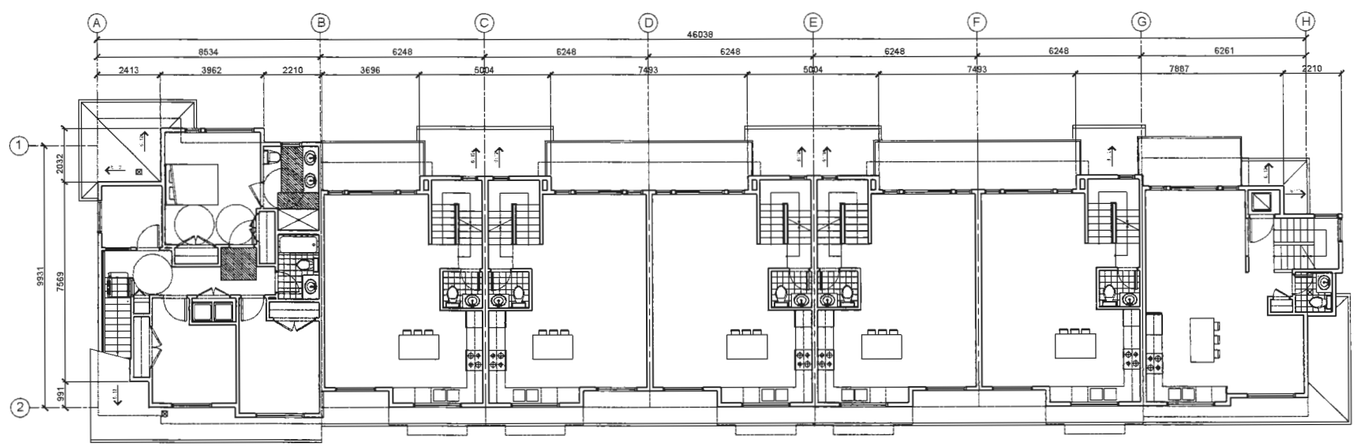
PLAN # 30

DATE : 05-12-2015 | DRAWN : K.S
SCALE : 1/50 | CHECKED : R.S.

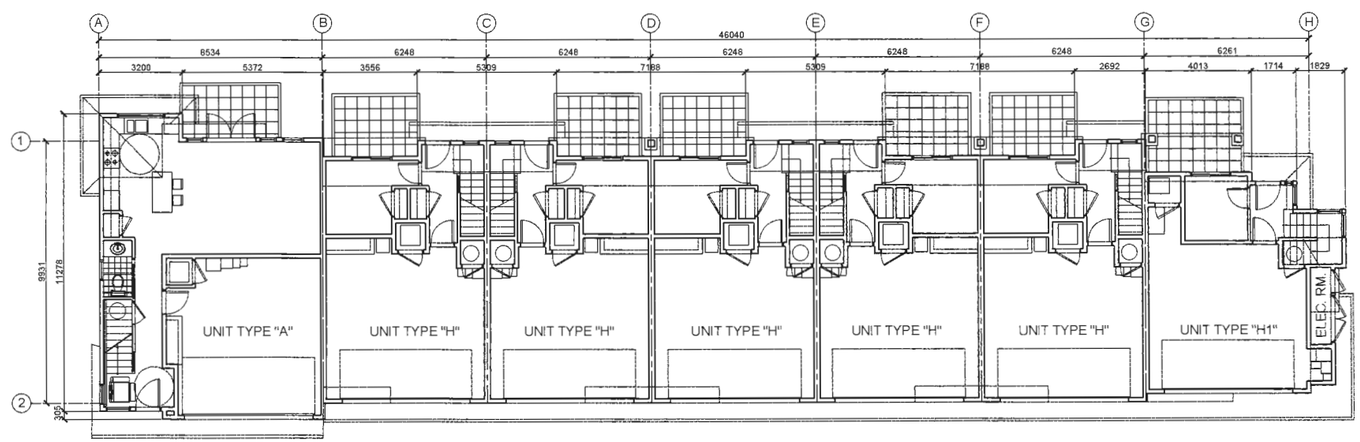
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## GROUND FLOOR PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDIN | |
| 2 | ISSUED FOR DEVELOP | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVEL | |
| 5 | ISSUED FOR A.D.P. SU | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 1
FLOOR PLANS

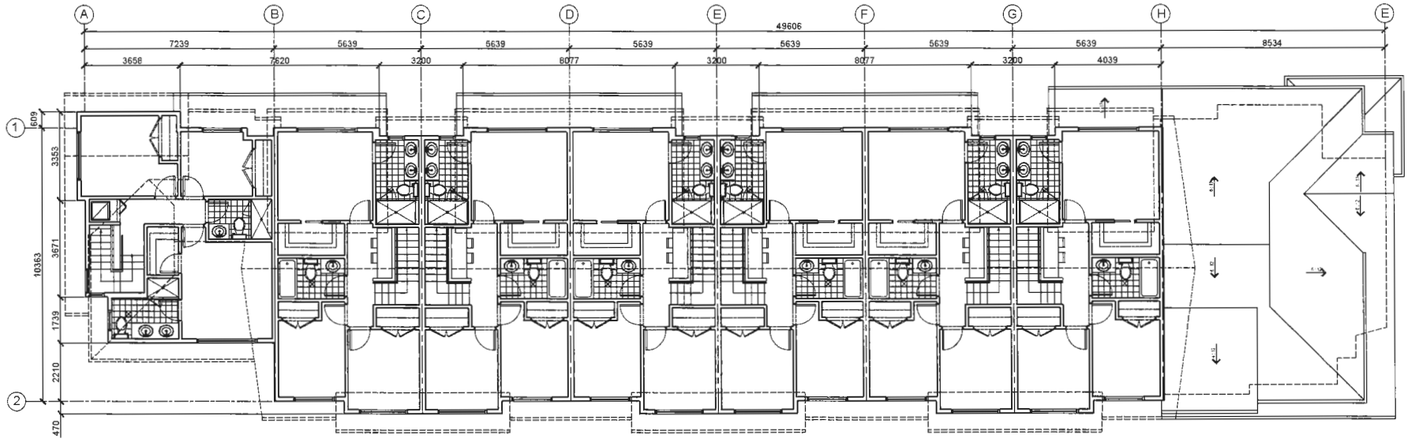
SEAL

PLAN # 16

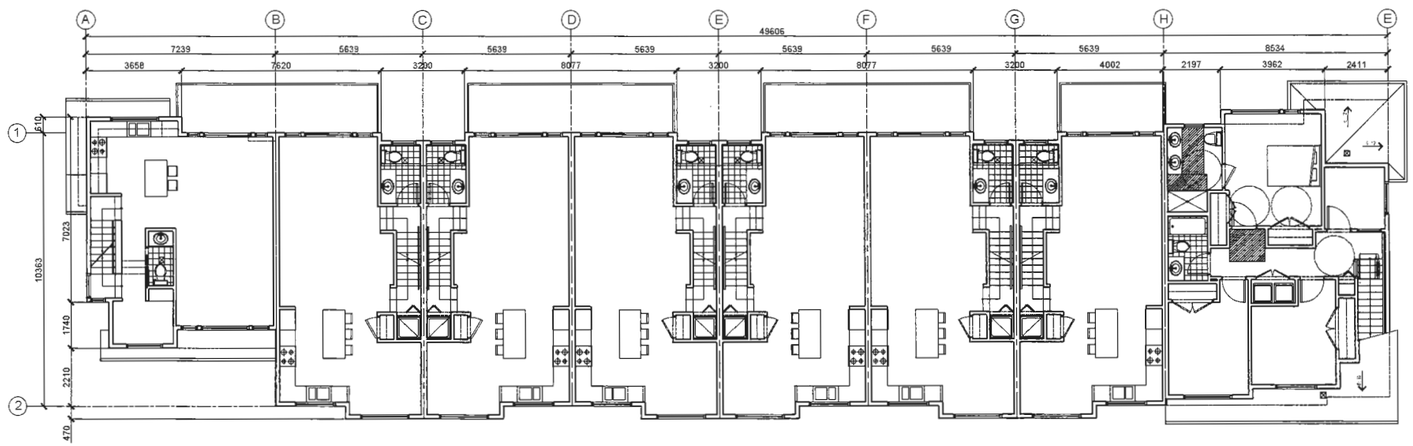
DATE : 05-12-2015 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

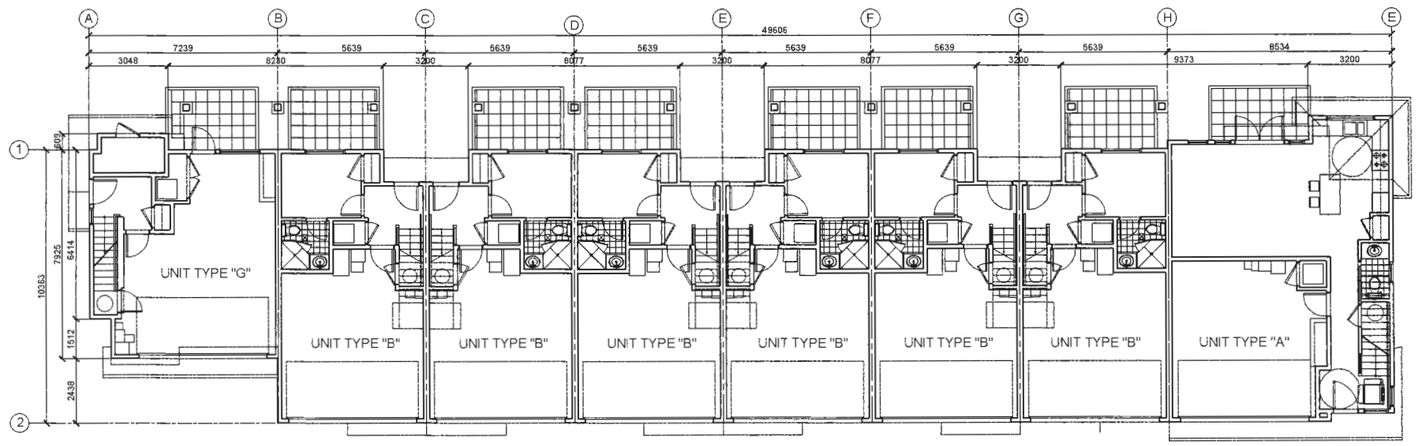
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## BUILDINGS 2 AND 13 GROUND FLOOR PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDINATION | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL.: 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

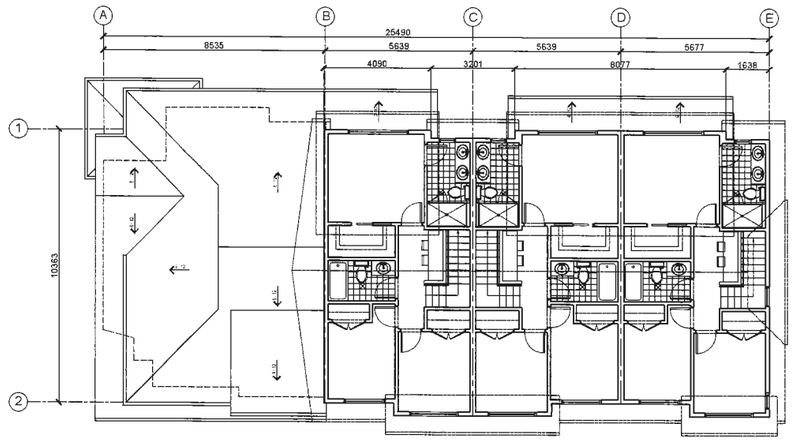
**DRAWING TITLE :**

BUILDINGS 2 AND 13
FLOOR PLANS

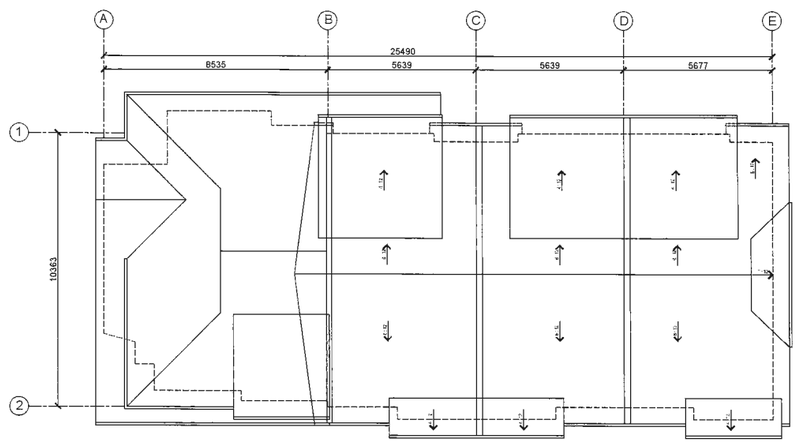
SEAL

PLAN # 17

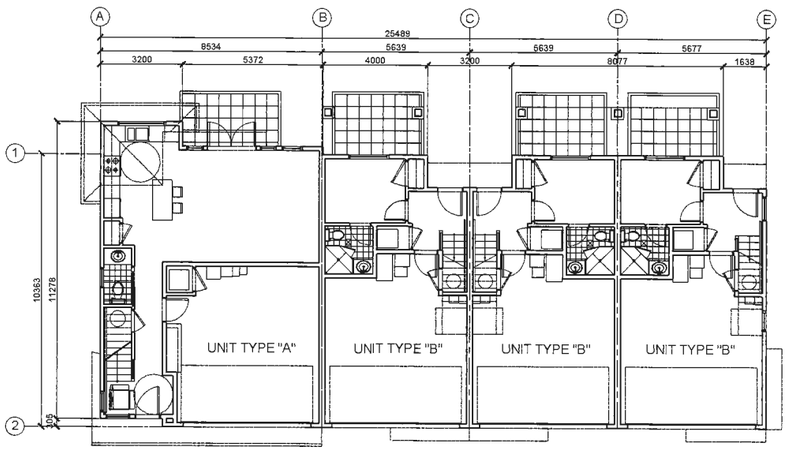
| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |




## UPPER FLOOR PLAN

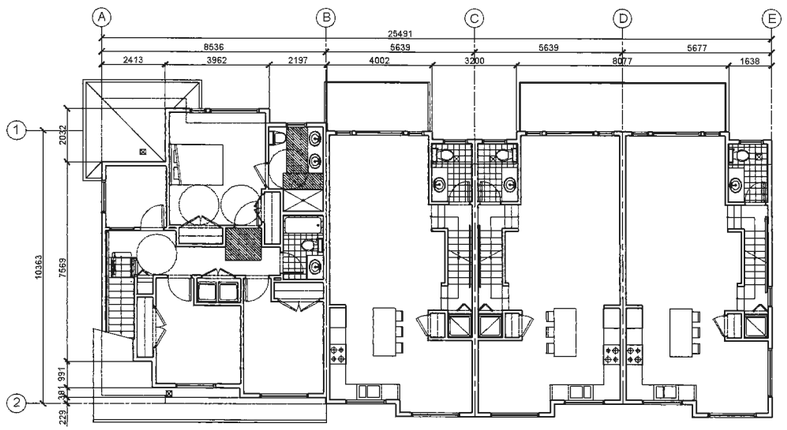



## ROOF PLAN




## BUILDINGS 3 AND 14 GROUND FLOOR PLAN

(BLOCK 6 IS REVERSED)




## MAIN FLOOR PLAN

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD | |
| 2 | ISSUED FOR DEVELO | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

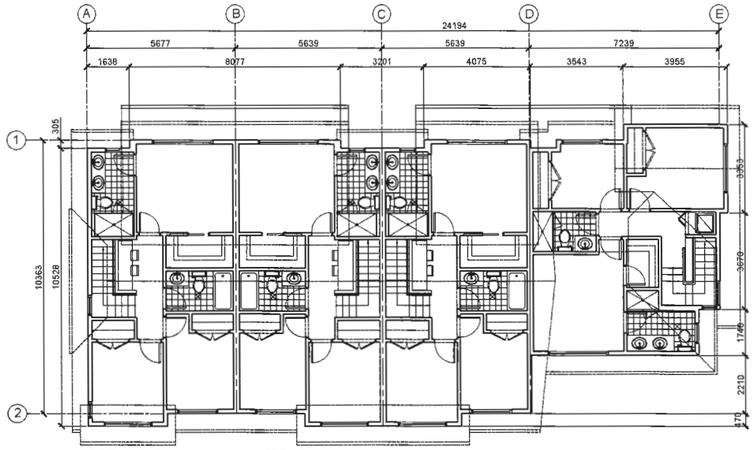
**DRAWING TITLE :**

BUILDINGS 3 - 6 AND 14 FLOOR PLANS

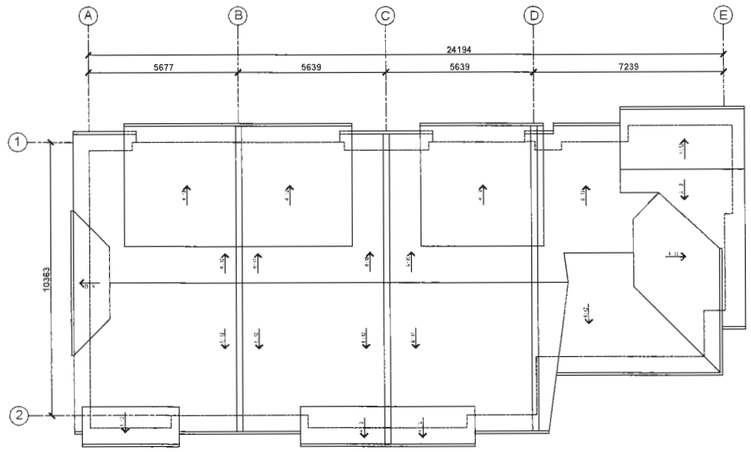
SEAL

PLAN # 18

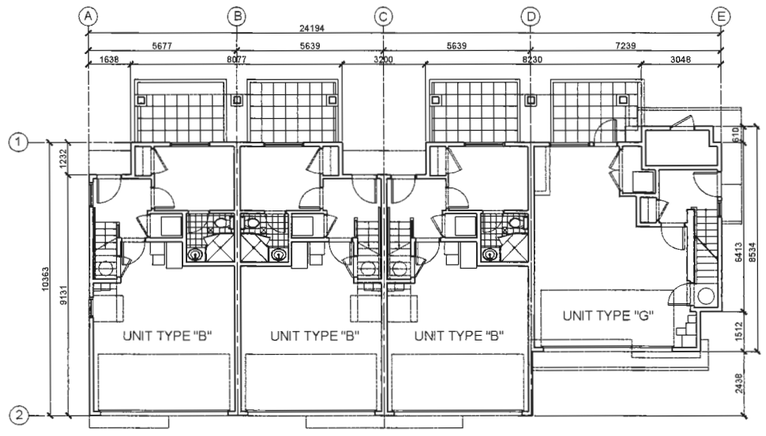
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



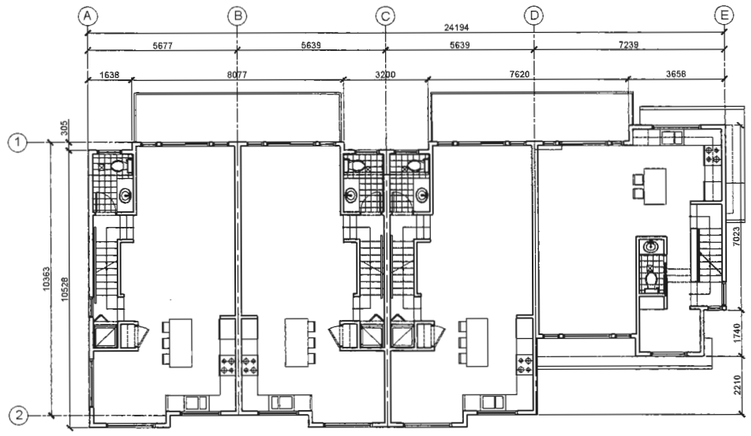

## UPPER FLOOR PLAN




## ROOF PLAN




## BUILDING 4 & 8
## GROUND FLOOR PLAN
(BUILDING 5 IS REVERSED)




## MAIN FLOOR PLAN

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COOR | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISIO | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL.: 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

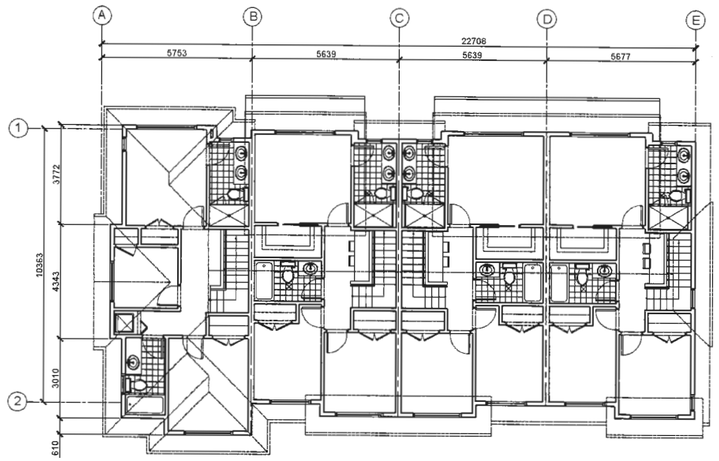
**DRAWING TITLE :**

BUILDING 4, 5 AND 8 FLOOR PLANS

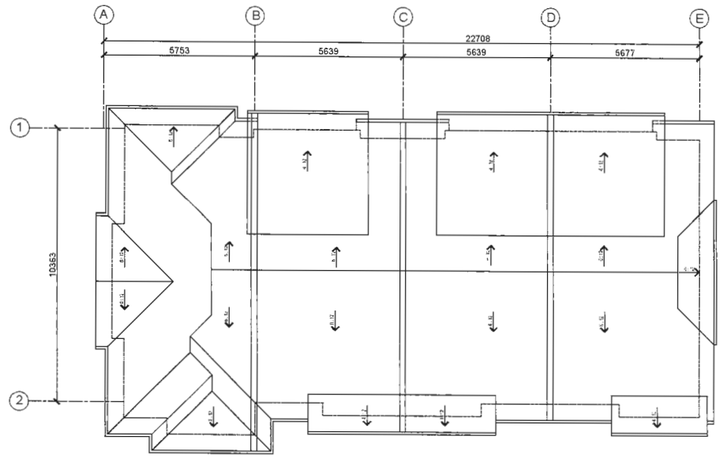
SEAL

PLAN # 19

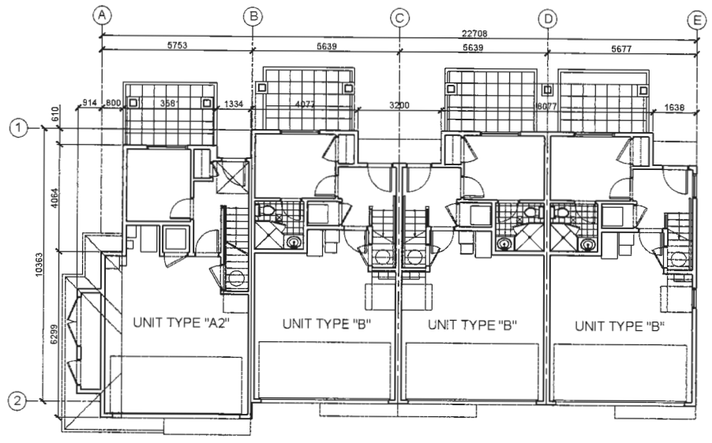
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



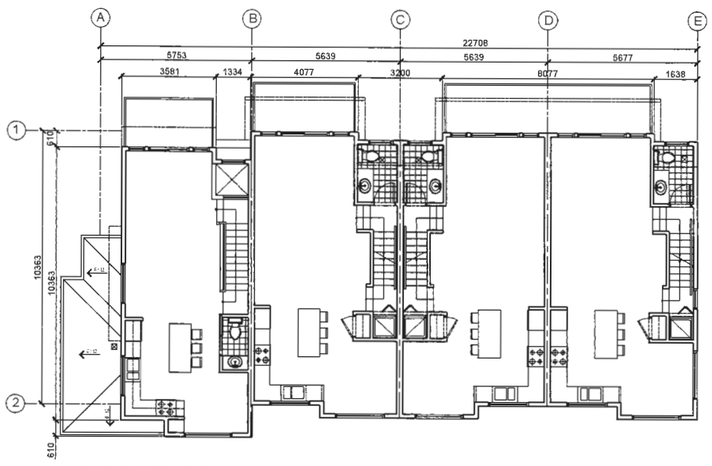

**UPPER FLOOR PLAN**




**ROOF PLAN**




**BUILDING 7**
**GROUND FLOOR PLAN**




**MAIN FLOOR PLAN**

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDI | |
| 2 | ISSUED FOR DEVELOI | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVE | |
| 5 | ISSUED FOR A.D.P. 9 | |

Reference Plan Oct 4, 2016
DP 15-7099334

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

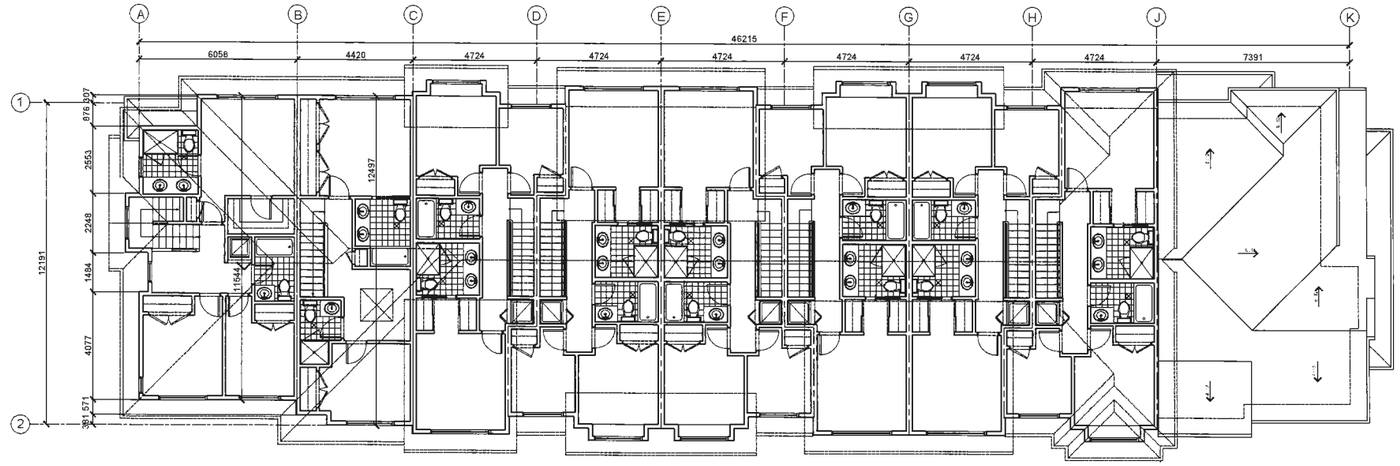
BUILDING 7
FLOOR PLANS

SEAL

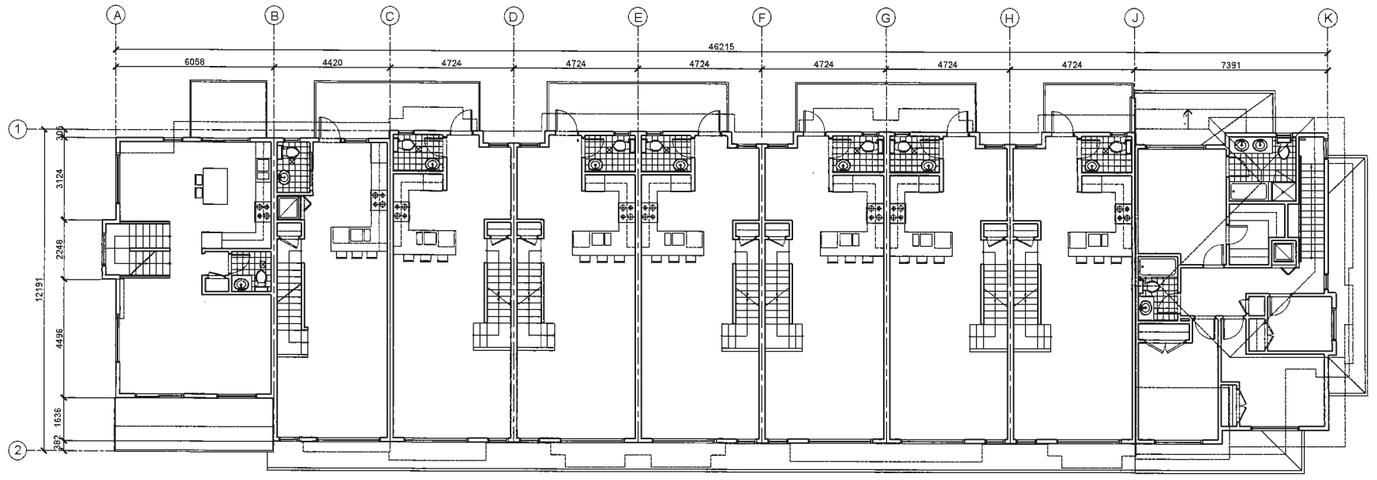
PLAN # 20

| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

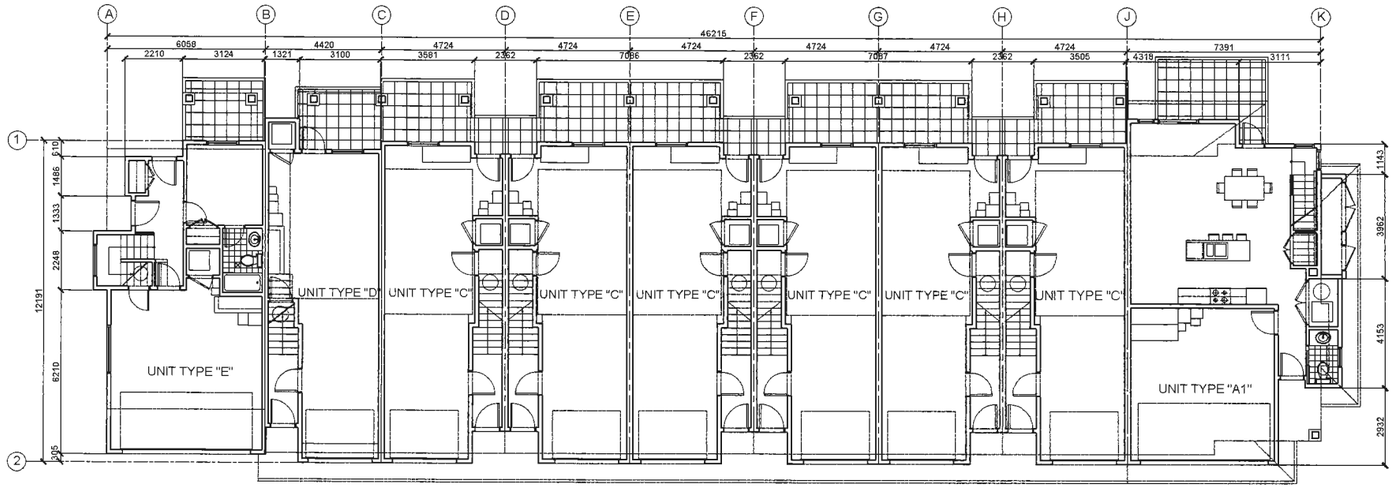
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## BUILDING 9 (10 IS REVERSED) GROUND FLOOR PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDI | |
| 2 | ISSUED FOR DEVELO | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. R | |

Reference Plan Oct 4, 2016

DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

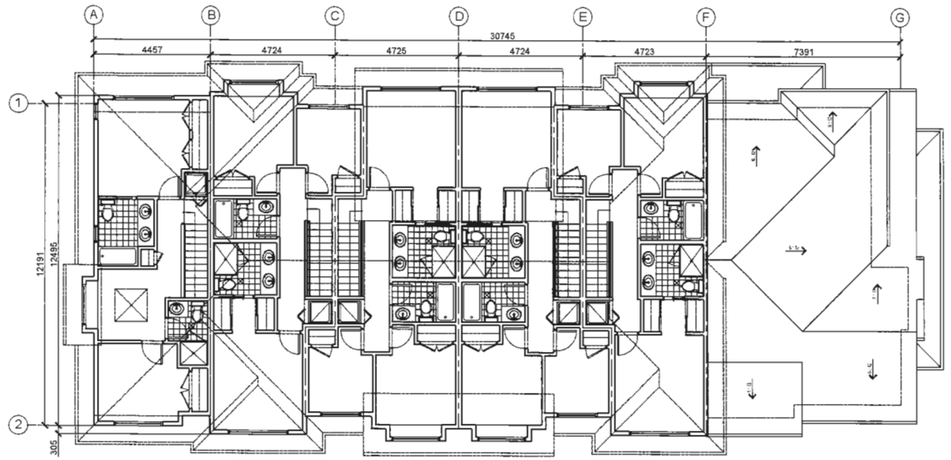
BUILDING 9 AND 10 FLOOR PLANS

SEAL

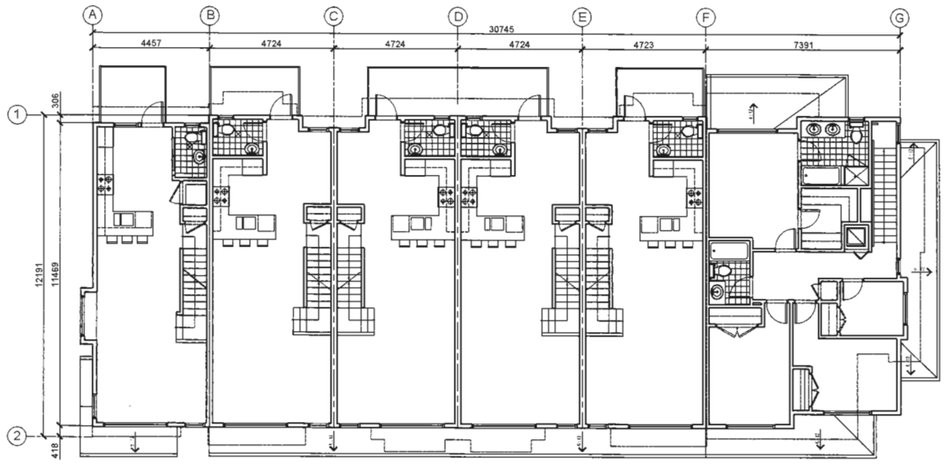
PLAN # 21

| | |
|---|---|
| DATE : 05-12-2015 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

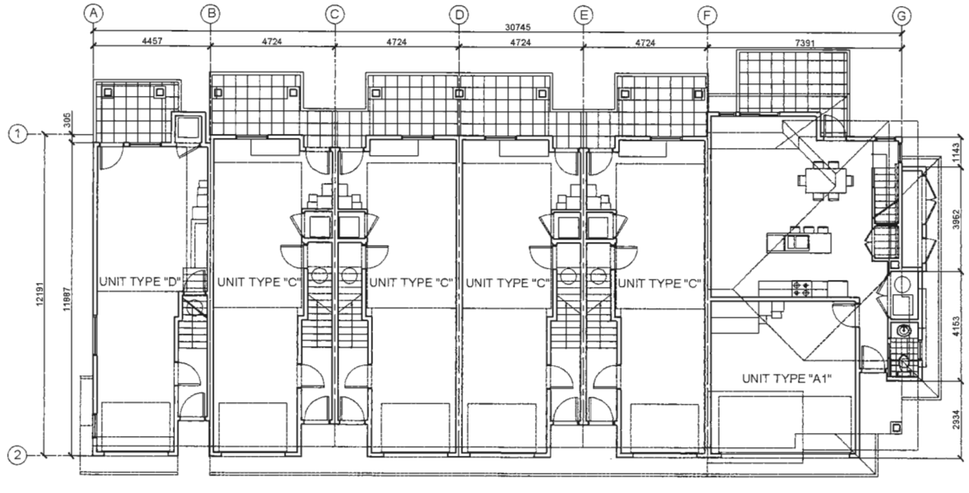
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## BUILDING 11
## GROUND FLOOR PLAN
(UNIT 12 IS REVERSED)




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DOORDP | |
| 2 | ISSUED FOR DEVELOP | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVE | |
| 5 | ISSUED FOR A.D.P. R | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

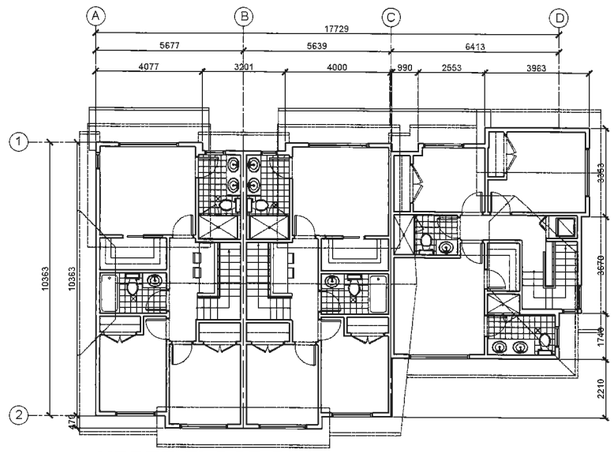
**DRAWING TITLE :**

BUILDINGS 11 AND 12 FLOOR PLANS

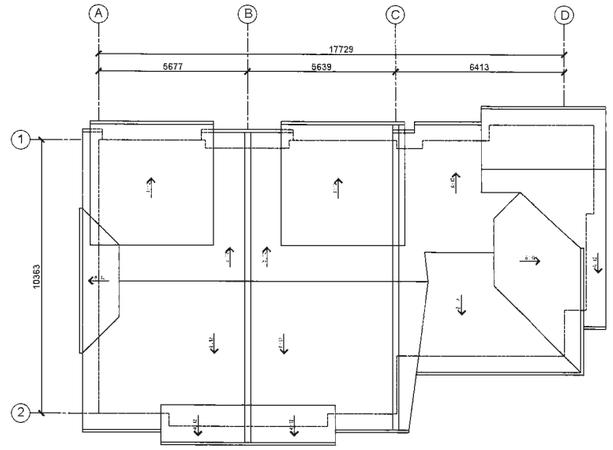
SEAL

PLAN # 22

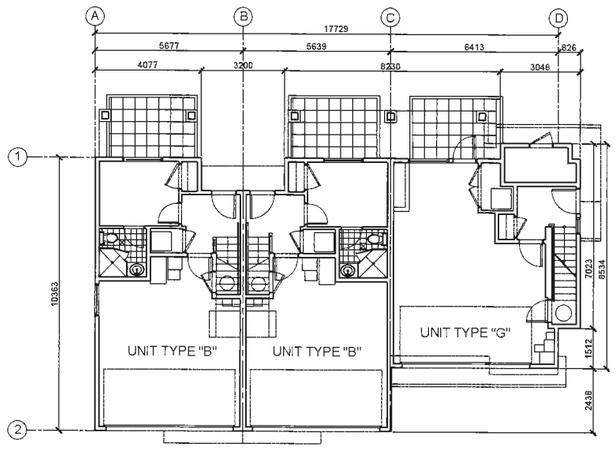
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



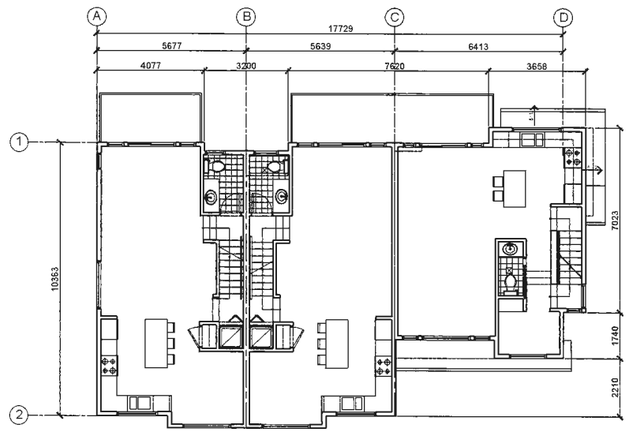

## UPPER FLOOR PLAN




## ROOF PLAN




## BUILDING 15
## GROUND FLOOR PLAN




## MAIN FLOOR PLAN

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD | |
| 2 | ISSUED FOR DEVEL | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE | |
| 5 | ISSUED FOR A.D.P. | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

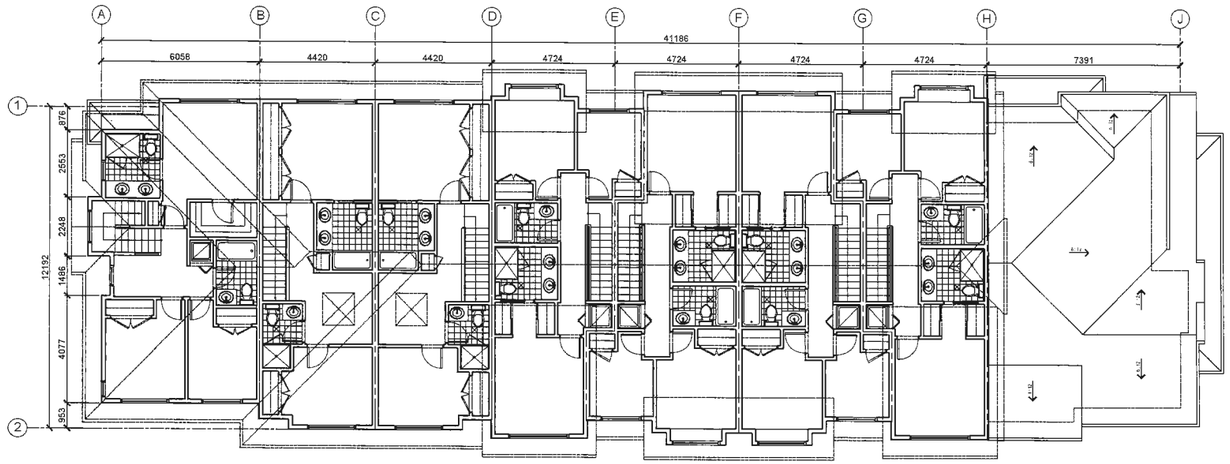
BUILDING 15
FLOOR PLANS

SEAL

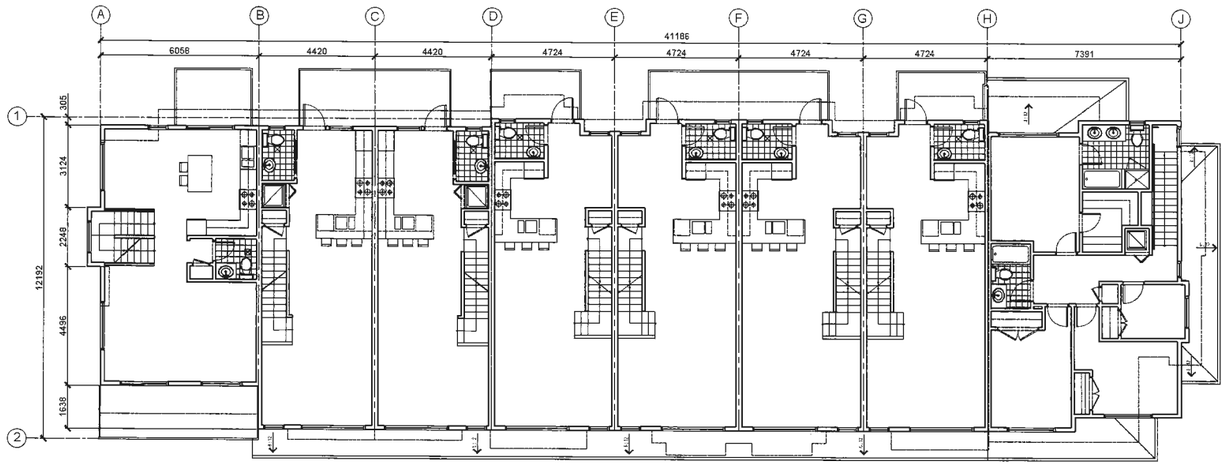
PLAN # 23

| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |

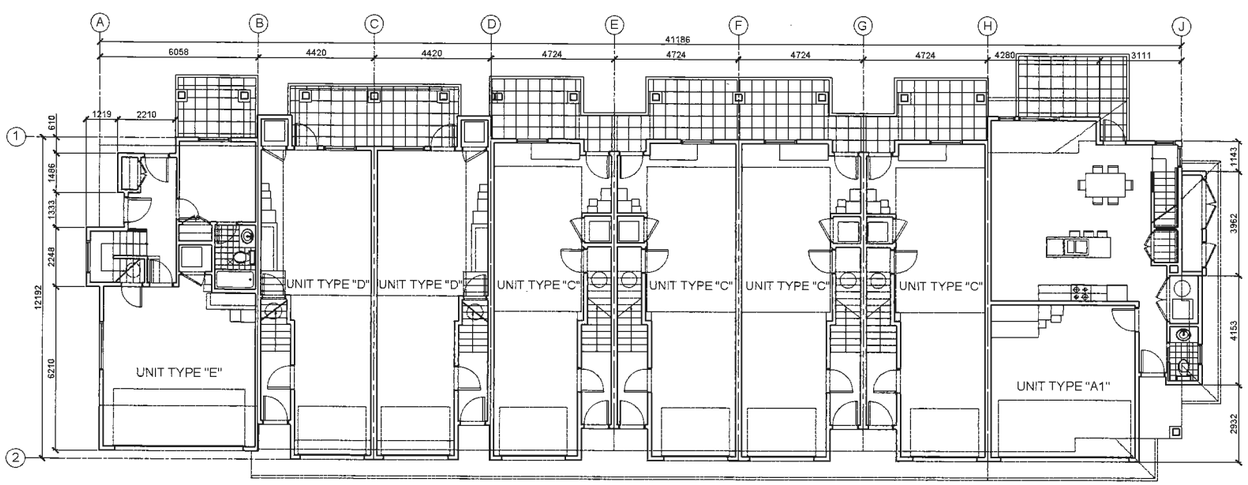
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## BUILDING 16
## GROUND FLOOR PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR DCDP[illegible] | |
| 2 | ISSUED FOR DEVEL[illegible] | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DE[illegible] | |
| 5 | ISSUED FOR A.D.P.[illegible] | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-998 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 16
FLOOR PLANS

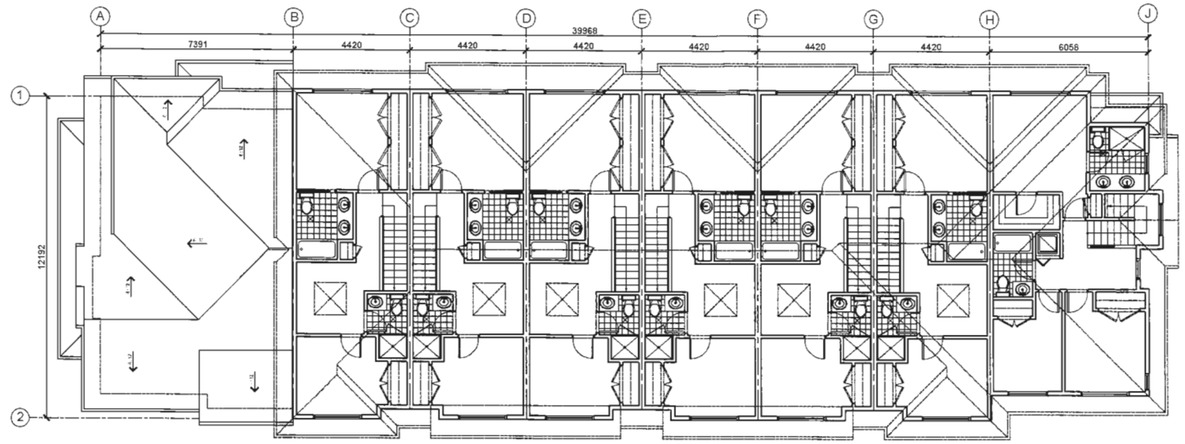
SEAL

PLAN # 24

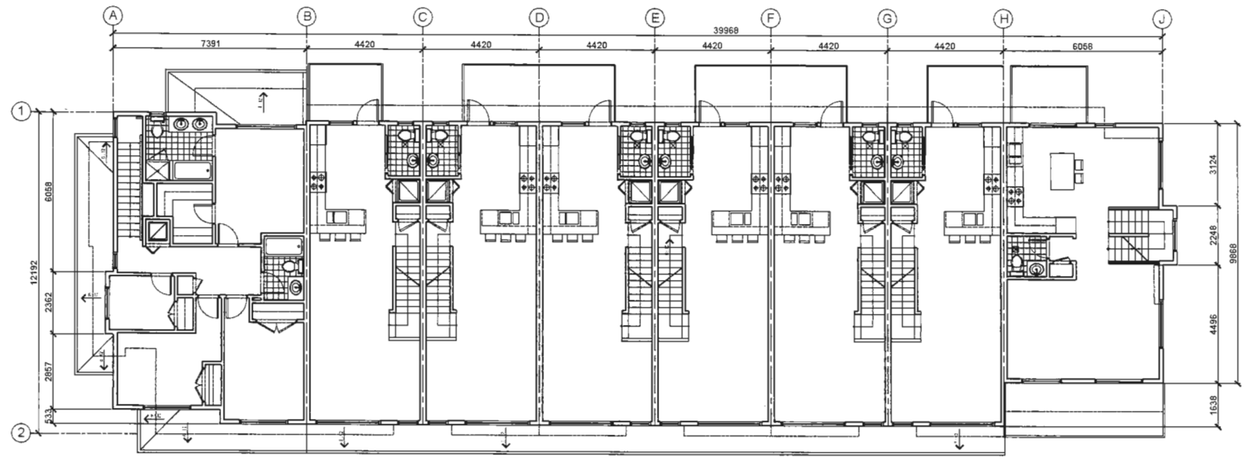
DATE : 12-07-2014 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.

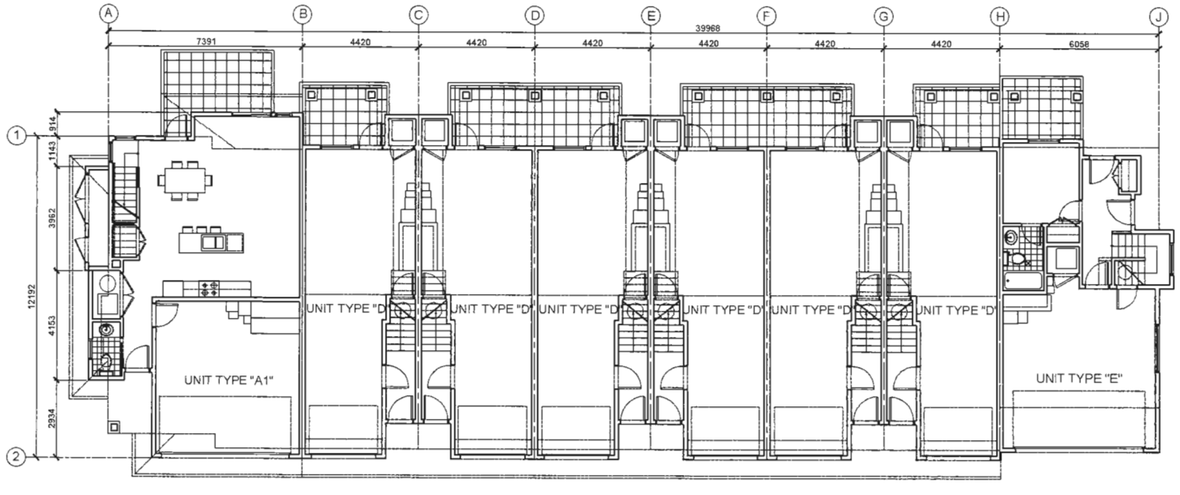
## UPPER FLOOR PLAN




## MAIN FLOOR PLAN




## BUILDING 17
## GROUND FLOOR PLAN




THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDIN. | |
| 2 | ISSUED FOR DEVELOP | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVE | |
| 5 | ISSUED FOR A.D.P. SU | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

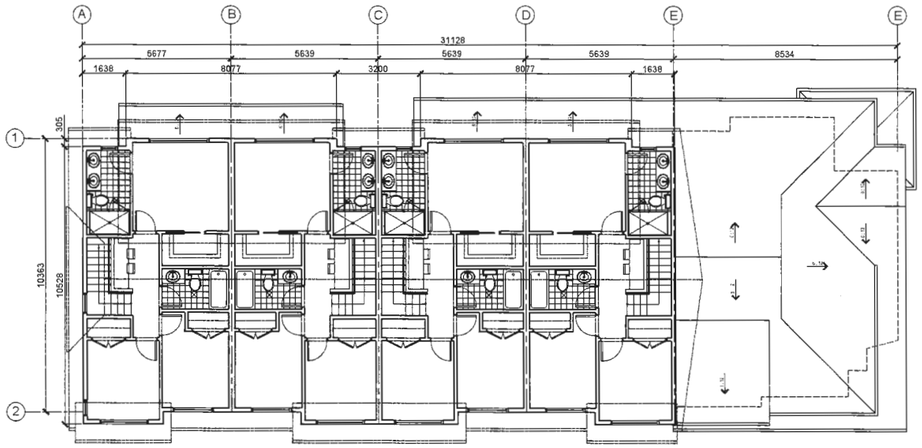
**DRAWING TITLE :**

BUILDING 17
FLOOR PLANS

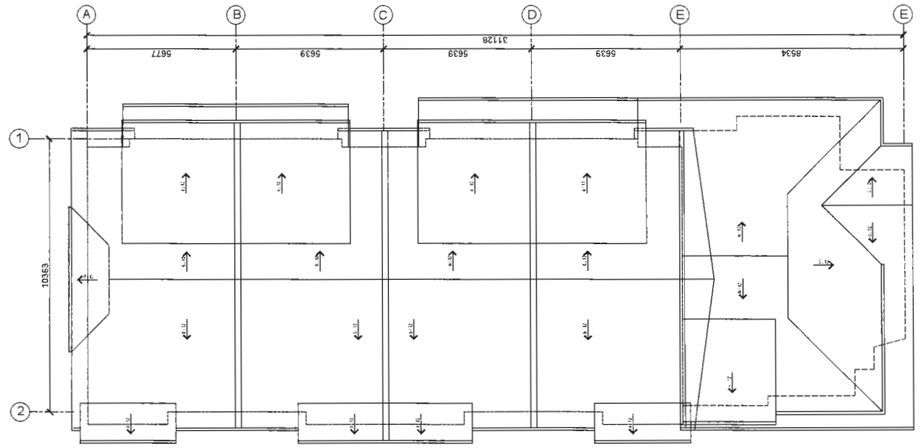
SEAL

PLAN # 25

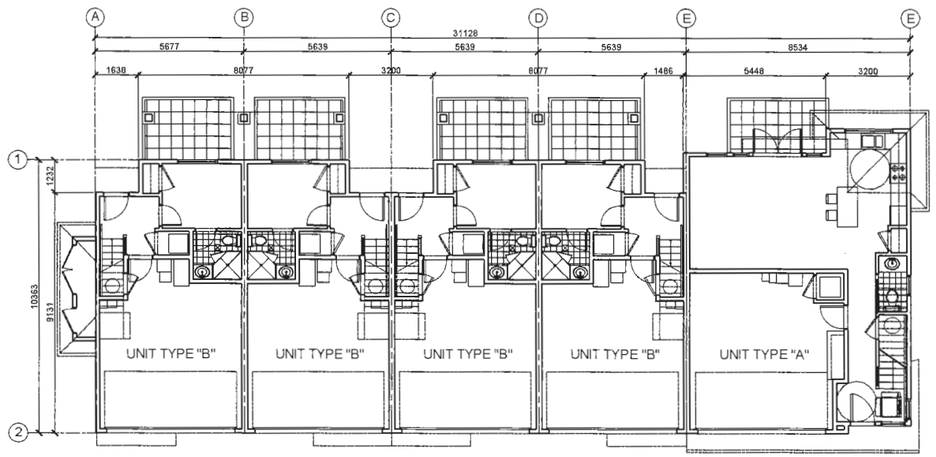
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



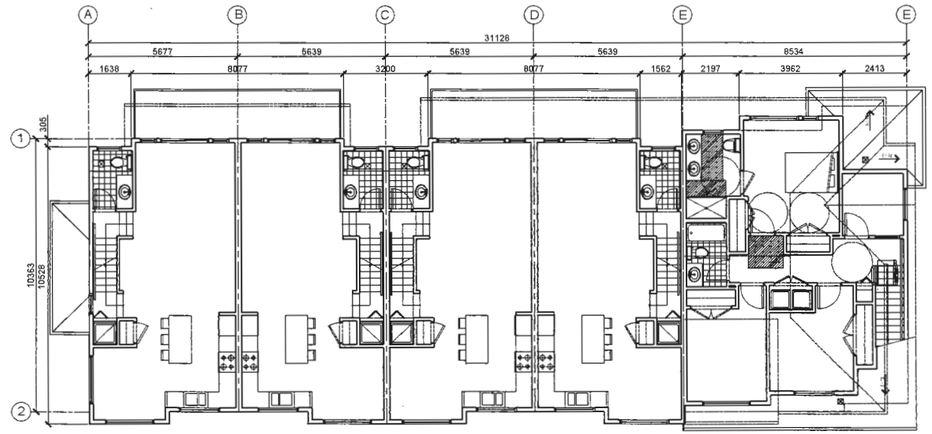

## UPPER FLOOR PLAN




## ROOF PLAN




## BUILDING 18
## GROUND FLOOR PLAN




## MAIN FLOOR PLAN

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORDI | |
| 2 | ISSUED FOR DEVELO | |
| 3 | GENERAL REVISIONS | |
| 4 | RE-ISSUED FOR DEVI | |
| 5 | ISSUED FOR A.D.P. R | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

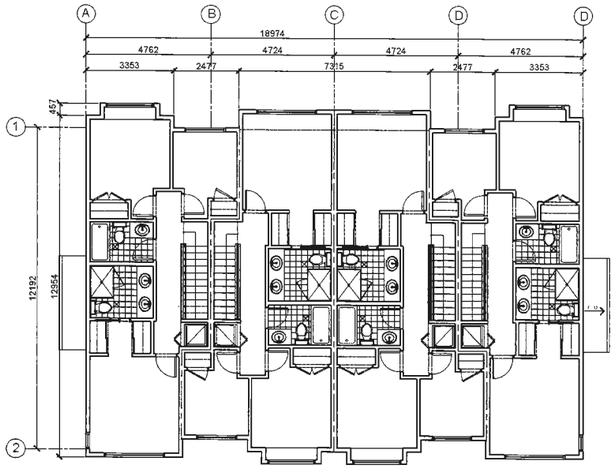
**DRAWING TITLE :**

BUILDING 18
FLOOR PLANS

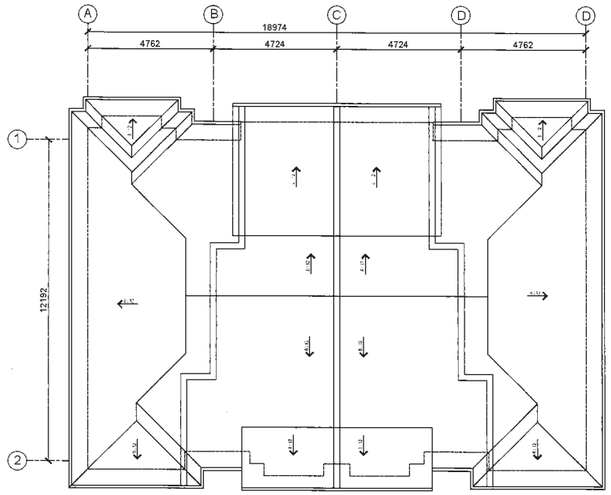
SEAL

PLAN # 26

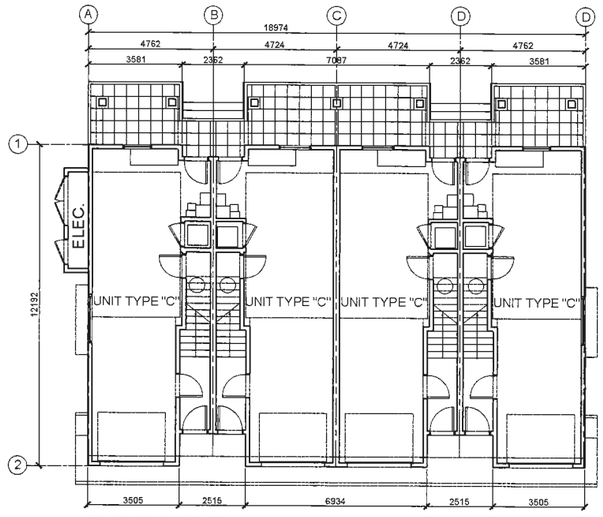
| | |
|---|---|
| DATE : 12-07-2014 | DRAWN : K.S. |
| SCALE : 1/100 | CHECKED : R.S. |



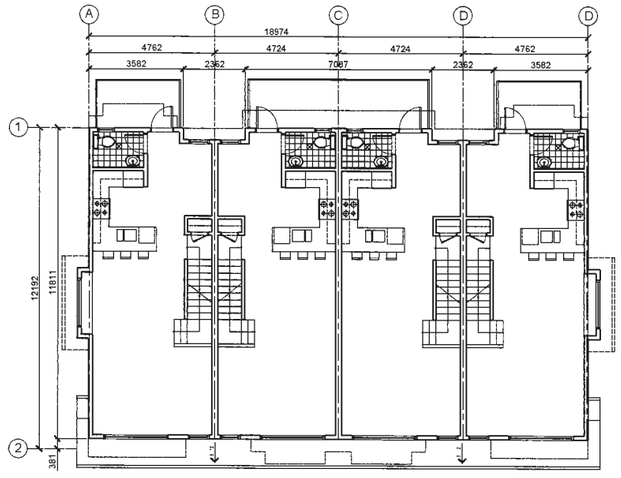

## UPPER FLOOR PLAN




## ROOF PLAN




## BUILDING 19
## GROUND FLOOR PLAN




## MAIN FLOOR PLAN

THIS DRAWING, AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF REZA SALEHI ARCHITECT INC. AND MAY NOT BE REPRODUCED WITHOUT HIS PERMISSION. ALL INFORMATION SHOWN ON THE DRAWING IS FOR THE USE OF THIS SPECIFIC PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION FROM THIS OFFICE.

CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT.

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | ISSUED FOR COORD | |
| 2 | ISSUED FOR DEVELO | |
| 3 | GENERAL REVISION | |
| 4 | RE-ISSUED FOR DEV | |
| 5 | ISSUED FOR A.D.P. | |

Reference Plan Oct 4, 2016
DP 15-709934

**SALEHI ARCHITECT INC.**

433 - 2030 MARINE DRIVE
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

**CLIENT :**

CITIMARK PROPERTIES CORP.

**PROJECT NO.** 02 - 15

**PROJECT :**

PROPOSED TOWNHOUSE DEVELOPMENT
4991 NO.5 ROAD,
RICHMOND, BC.

**DRAWING TITLE :**

BUILDING 19
FLOOR PLANS

SEAL

PLAN # 27

DATE : 12-07-2014 | DRAWN : K.S.

SCALE : 1/100 | CHECKED : R.S.