



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 24, 2017


From: Wayne Craig
Director, Development

File: DP 16-738292

Re: Application by Randall Olafson for a Development Permit at 6551 No. 3 Road

Staff Recommendation

1. That a Development Permit be issued which would permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".


Wayne Craig
Director, Development

SB:blg
Att.

Staff Report

Origin

Randall Olafson has applied to the City of Richmond for permission to alter the exterior of the existing building and develop minor building additions for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)". The site currently contains the southern half of the Richmond Centre shopping mall.

The majority of the site is zoned "Downtown Commercial (CDT1)". There is an area zoned "Gas & Service Stations (CG1)" in the northwest corner of the property; which contains surface parking.

There is no rezoning application or Servicing Agreement associated with this Development Permit application.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north is the northern half of the Richmond Centre shopping mall and hi-rise residential towers.

To the northeast, across No. 3 Road, is the Canada Line Brighthouse Station.

To the east, across No. 3 Road, are one-storey and two-storey commercial developments.

To the south is Richmond City Hall.

To the west, across Minoru Boulevard, are low-rise and hi-rise residential development, and the cultural precinct of the City's Minoru Park.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and "Downtown Commercial (CDT1)" zone.

Advisory Design Panel Comments

The proposal was not presented to the Advisory Design Panel; as the limited scope of the proposed improvements do not change the site planning, or overall building massing of the existing commercial development.

Analysis

The proposed renovations are limited to interior tenant improvements, exterior modifications for a restaurant tenant unit, an enclosed patio addition, enlarging a mall entry wall, a garbage enclosure, new tree and landscape planting associated with the restaurant tenant unit, and two (2) new raised pedestrian crossings in the parking area. These renovations will not result in any changes to the existing conditions of adjacency, site planning, building or landscape design beyond the restaurant tenant unit and mall entry wall frontage.

Urban Design and Site Planning

- The proposed restaurant tenant unit façade renovation, new enclosed restaurant patio, and redesigned mall entry wall will be visible from No. 3 Road, slightly increasing the ground floor massing adjacent to the main Cook Road entry to the shopping mall. As seen from No. 3 Road, the mall entry wall will provide screening for the proposed garbage enclosure. This change will not significantly impact the existing building massing.
- The proposal includes two (2) new raised crosswalks connecting the building edge through the surface parking area to the No. 3 Road sidewalks on both sides of the mall access at Cook Road. The proposed raised crosswalks replace existing painted crosswalks. The raised crosswalks will improve the pedestrian circulation on the subject site for customers and employees of the overall shopping mall.

Architectural Form and Character

- The proposed work includes interior and exterior renovations for a restaurant tenant unit on the south side of the atrium main entry; enlarging a mall entry wall and minor building additions for an enclosed restaurant patio and a garbage enclosure.
- The proposal will frame and emphasize the appearance of the atrium main entry from No. 3 Road. A Building Permit was issued in 2016 for facade renovation of the restaurant tenant unit on the north side of the atrium main entry to the mall. The subject application would provide façade renovations on the south side, providing a balanced framing of the atrium main entry. With the exception of the former Sears building, the existing shopping mall features a lighter coloured stucco finish. The darker colour of both the restaurant tenant unit exteriors provides a balance on either side of the atrium main entry, which features the lighter coloured stucco finish.
- Proposed exterior cladding materials in a palette of dark brown with light brown accents, includes: brick, aluminum horizontal board siding, open aluminum louvre window screens over storefront glazing and painted steel finished solid canopy. The aluminum elements are finished to appear like Cedar to provide a warm appearance, while complying with the Building Code requirement to only use non-combustible materials.

Landscape Design and Open Space Design

- Pedestrian orientation along the edge of the building is enhanced with new landscaping planters in front of the proposed restaurant patio, supplementary planting in front of the mall entry wall and new planting beds separating the walkway from the drive aisle. The proposed improvements are limited to the pedestrian realm directly in front of the restaurant tenant unit and mall entry wall.

- A mix of low broadleaf Evergreen planting is proposed in the planting beds and planters. Taller 1.2 m tall Yew hedge is proposed in front of the mall entry wall. Nine (9) new Paperbark Maple trees are proposed to be planted along the building walkway.
- To ensure that landscaping is installed as per the permit drawings, the applicant has agreed to provide a landscaping security in the amount of \$23,914.00.

Crime Prevention Through Environmental Design

- The proposal does not raise any CPTED concerns.

Flood Plain Management

- The proposal complies with the Flood Plain Designation and Protection Bylaw No. 8204.
- The bylaw sets out minimum flood construction levels, and includes exemptions that allow for renovations to existing buildings and additions to existing buildings that do not increase the building floor area by more than 25%. This proposal falls under these exemptions.
- Flood plain management measures, including registration of an indemnity covenant, will be investigated by staff with future redevelopment of the site.

Aircraft Noise Sensitive Development Policy

- The proposed land use complies with the OCP Aircraft Noise Sensitive Development Policy.
- The subject site is located in 'Area 4' as identified in the OCP Aircraft Noise Sensitive Development Policy, which allows for all aircraft noise sensitive land uses to be considered.
- Aircraft noise mitigation measures, including registration of an aircraft noise sensitive development covenant, will be investigated by staff with future redevelopment of the site.

Servicing Capacity

- Capacity analyses of City utility infrastructures were not requested as the proposed is limited to renovation of the existing building with modest addition of new floor area.
- The servicing capacity will be reviewed with future redevelopment of the site.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Sara Badyal
Planner 2
(604-276-4282)

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$23,914.00.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be

required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*

- 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.



DP 16-738292

Attachment 1

Address: 6551 No. 3 Road

Applicant: Randall Olafson

RC (South) Inc. and
Owner: 7904185 Canada Inc.

Planning Area(s): Brighthouse Village (City Centre)

Floor Area Gross: 49,124 m²

Floor Area Net: 44,940 m²

	Existing	Proposed
Site Area	112,304 m ²	Remains the same
Land Uses	Commercial	Remains the same
OCP Designation	Downtown Mixed Use	Remains the same
Area Plan Designation	Urban Core T6 (45m)	Remains the same
Zoning	Downtown Commercial (CDT1) & Gas & Service Stations (CG1)	Remains the same
Number of Units	154	Remains the same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	CDT1 Max. 3.0 CG1 Max. 0.35	0.44 0	None permitted
Lot Coverage	CDT1 Max. 90% CG1 Max. 35%	49.6% 0%	None
Setbacks: No. 3 Road Minoru Boulevard North side yard South side yard Drive aisle (CG1)	Min. 6 m Min. 6 m Min. 0 m Min. 0 m Min. 3 m	56.7 m existing 55.3 m existing 0 m existing 48.7 m existing 0 m existing	Existing condition – remains the same
Height	CDT1 Max. 47 m GSC CG1 Max. 9 m	12.5 m existing n/a parking area	None – Existing
Off-street Parking Spaces	1681	2160 existing	None – Existing
Accessible Parking Spaces	26	50 existing	None – Existing
Small Car Parking Spaces	Max. 50%	0% existing	None – Existing
Loading Spaces	10 medium 9 large	12 medium existing 5 large existing	Existing condition – remains the same



City of Richmond

Development Permit

No. DP 16-738292

To the Holder: RANDALL OLAFSON
Property Address: 6551 NO. 3 ROAD
Address: 200 - 11575 BRIDGEPORT ROAD
RICHMOND, BC V6X 1T5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #10 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$23,914.00 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.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 16-738292

To the Holder: RANDALL OLAFSON
Property Address: 6551 NO. 3 ROAD
Address: 200 - 11575 BRIDGEPORT ROAD
RICHMOND. BC V6X 1T5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

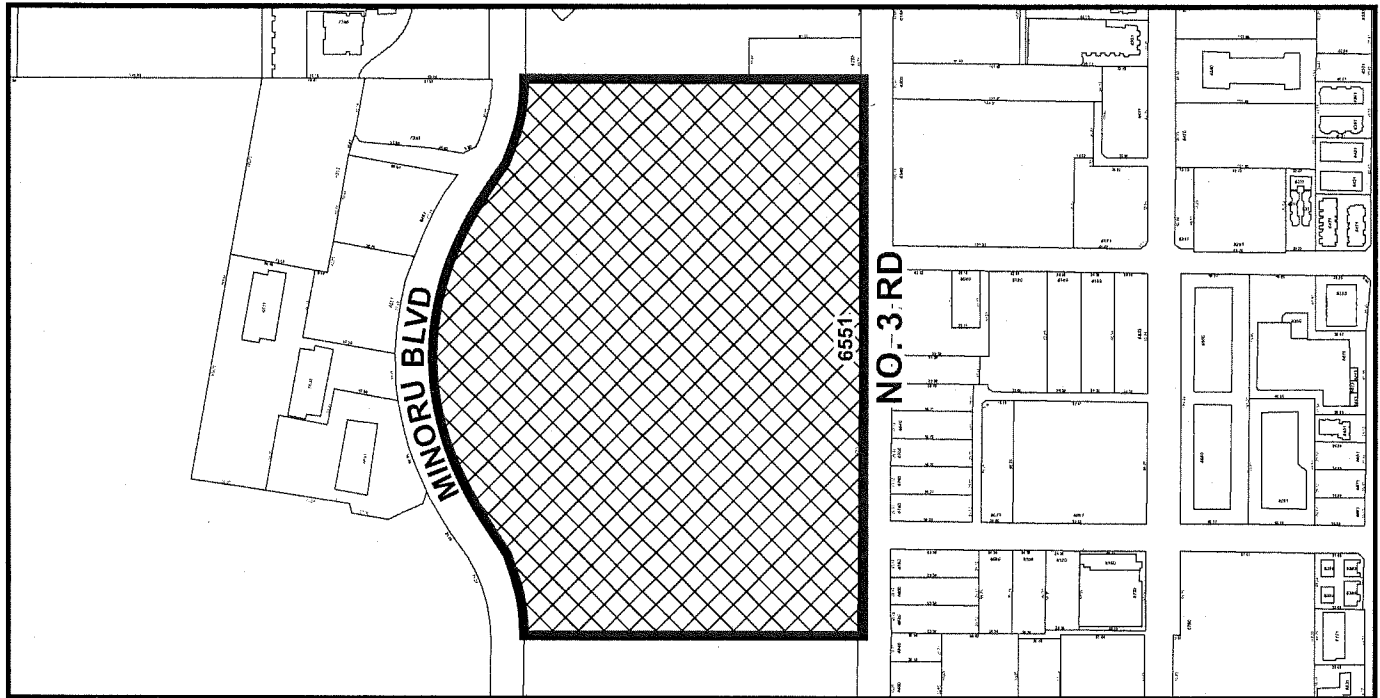
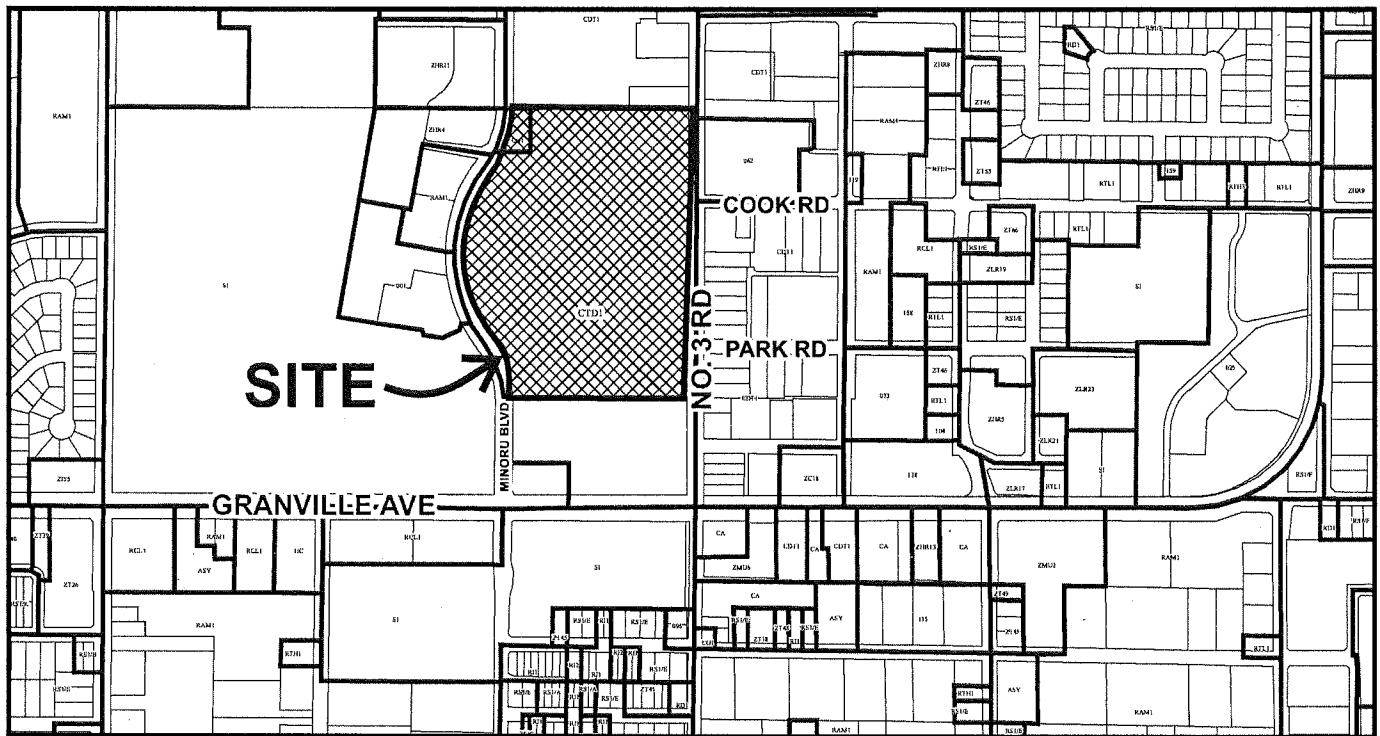
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 16-738292
SCHEDULE "A"

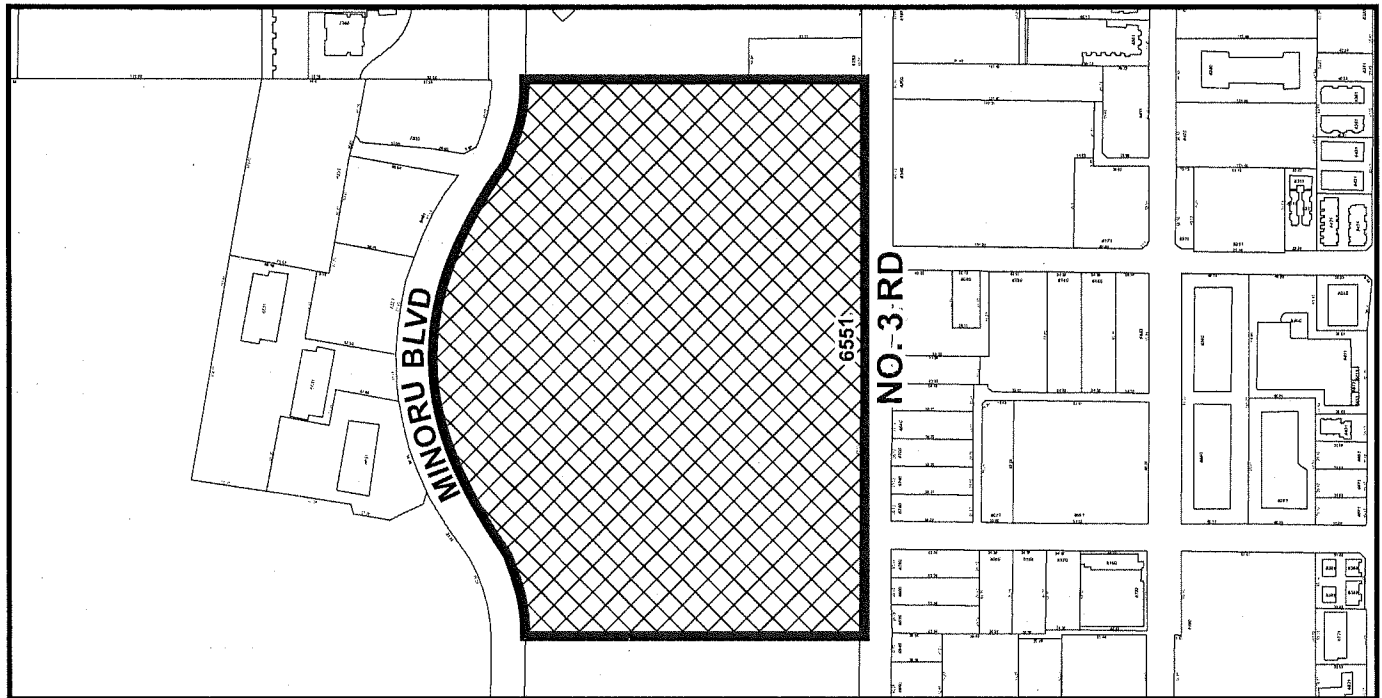
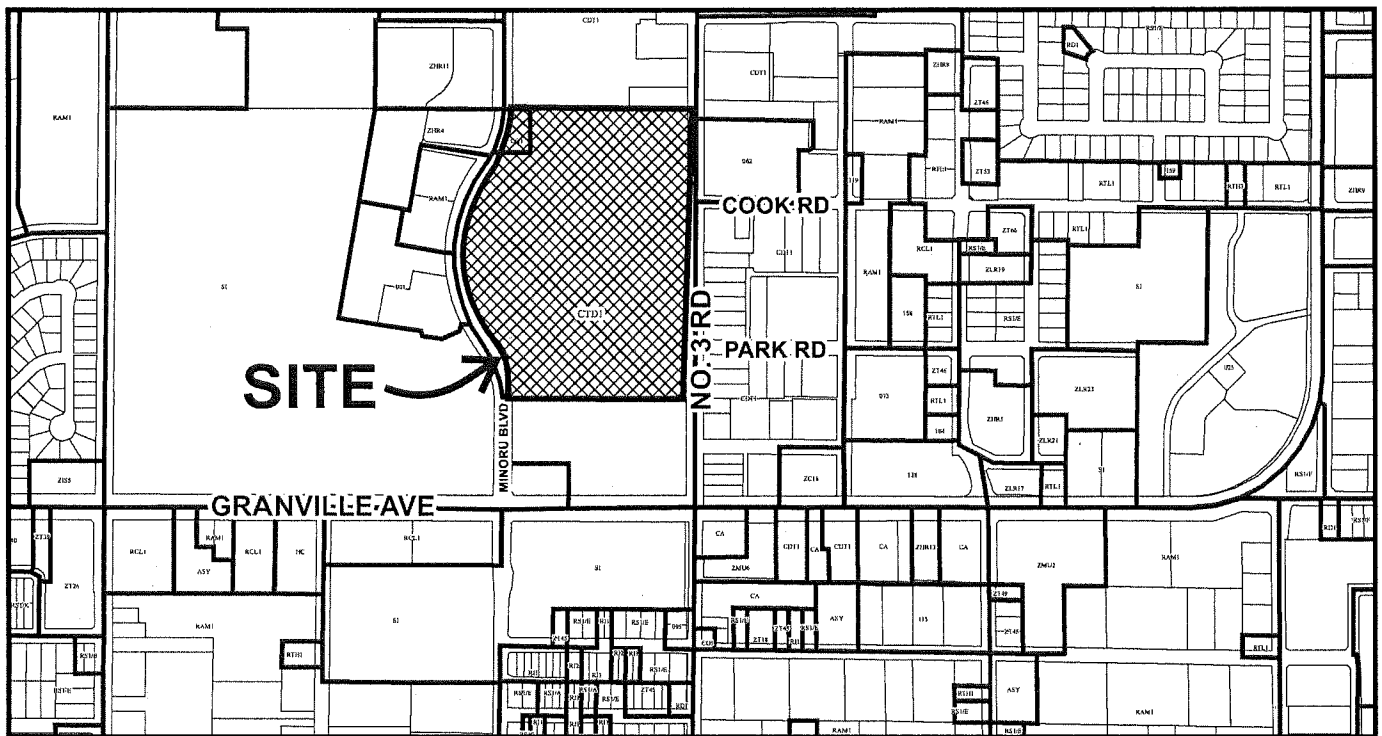
Original Date: 08/10/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond

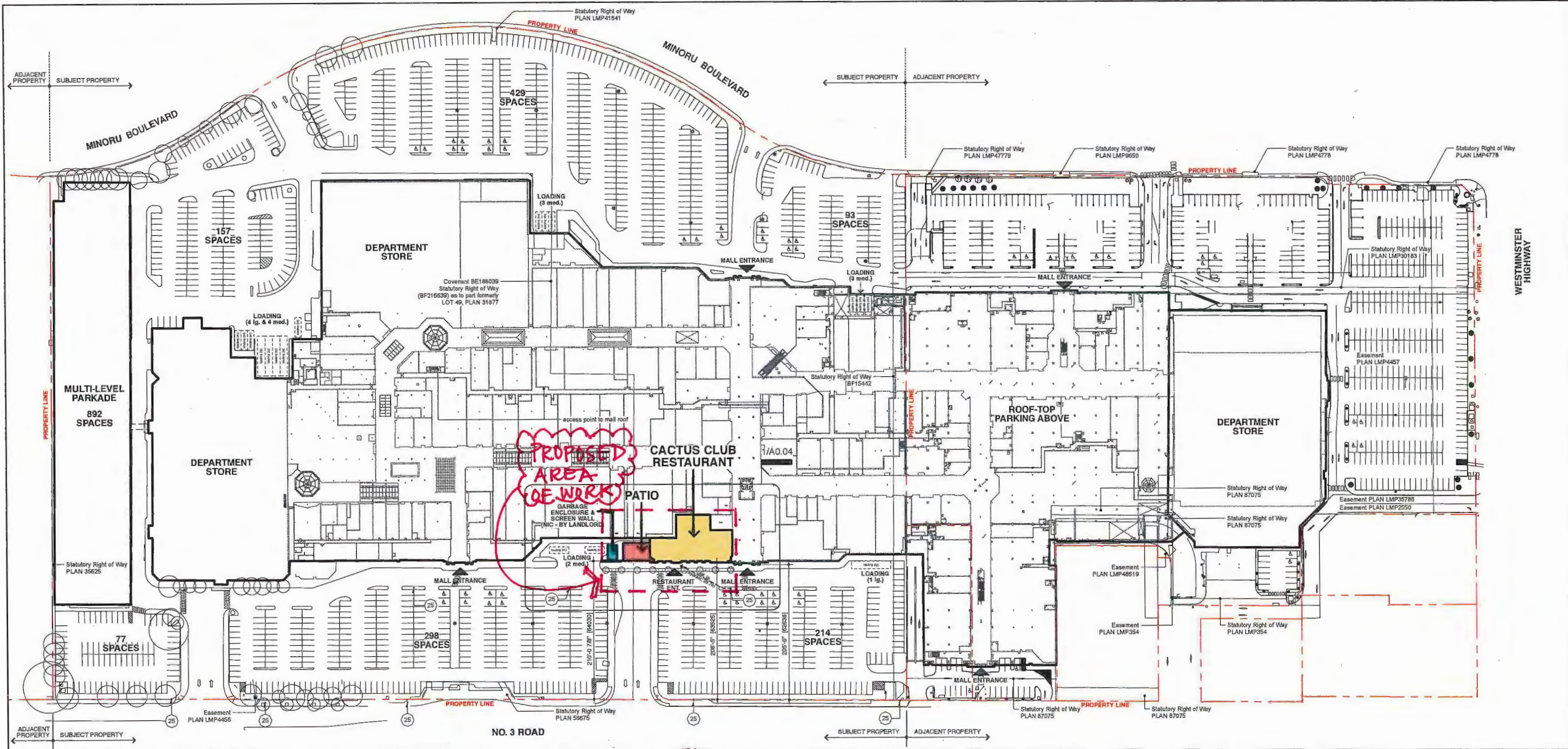


DP 16-738292

Original Date: 08/10/16

Revision Date:

Note: Dimensions are in METRES



1 site plan
1:1000

Notes:

- Separate sign permit applications are required for signage. All signs are required to comply with the City's Sign Regulation Bylaw 5560.

legal description

Part of Lot A, Section 8, Block 4N, North Range 5, NWD Plan 31877 (B225535)

legend

— property line
— demolition
□ area outside project boundary (N/C)

keynotes

- | | |
|---|--|
| 1 existing wall to be demolished | 15 existing CB to remain |
| 2 existing curbside/sidewalk to be demolished | 16 existing raised asphalt roll-over walkway to remain |
| 3 existing curbside/sidewalk to remain | 17 existing MH to be relocated |
| 4 existing asphalt paving to remain | 18 existing pull box to be relocated |
| 5 existing curb let-down | 19 new planting bed |
| 6 existing stop sign to be relocated | 20 new concrete curb |
| 7 existing pedestrian crossing (painted) | 21 new concrete sidewalk |
| 8 existing bollard to remain | 22 new asphalt paving |
| 9 existing bollard to be demolished | 23 new curb let-down |
| 10 existing buried service to be relocated | 24 new in-ground grease interceptor (by tenant) |
| 11 existing planting bed to remain | 25 existing hydrant |
| 12 existing planting bed to be demolished | 26 new catch basin (refer to mech.) |
| 13 existing tree(s) to remain | 27 new pedestrian crossing (painted) |
| 14 existing MH to remain | 28 new tree |

general notes

1. Existing site and property information referenced from the following survey drawings:

- Survey drawing by Bennett Land Surveyors Ltd., dated 05 July 2016: "TOPOGRAPHIC SURVEY OF PART OF LOT A (B225535) SECTION 8 BLOCK 4 NORTH RANGE 5 NEW WESTMINSTER DISTRICT PLAN 31877"
- Leasing Outline Drawing provided by Cactus Club Restaurants, dated March 2016: "Mail Level Leasing Outline Drawing Proposed CRU Cactus Club"

CACTUS CLUB RICHMOND CENTRE

Cactus Club Restaurants
1666 - 6551 No. 3 Road, Richmond, BC

scale	date
as noted (22x34)	16 Jan 2017
project code	status
CCRC	DP
drawn	checked
DF	MO



Site Plan

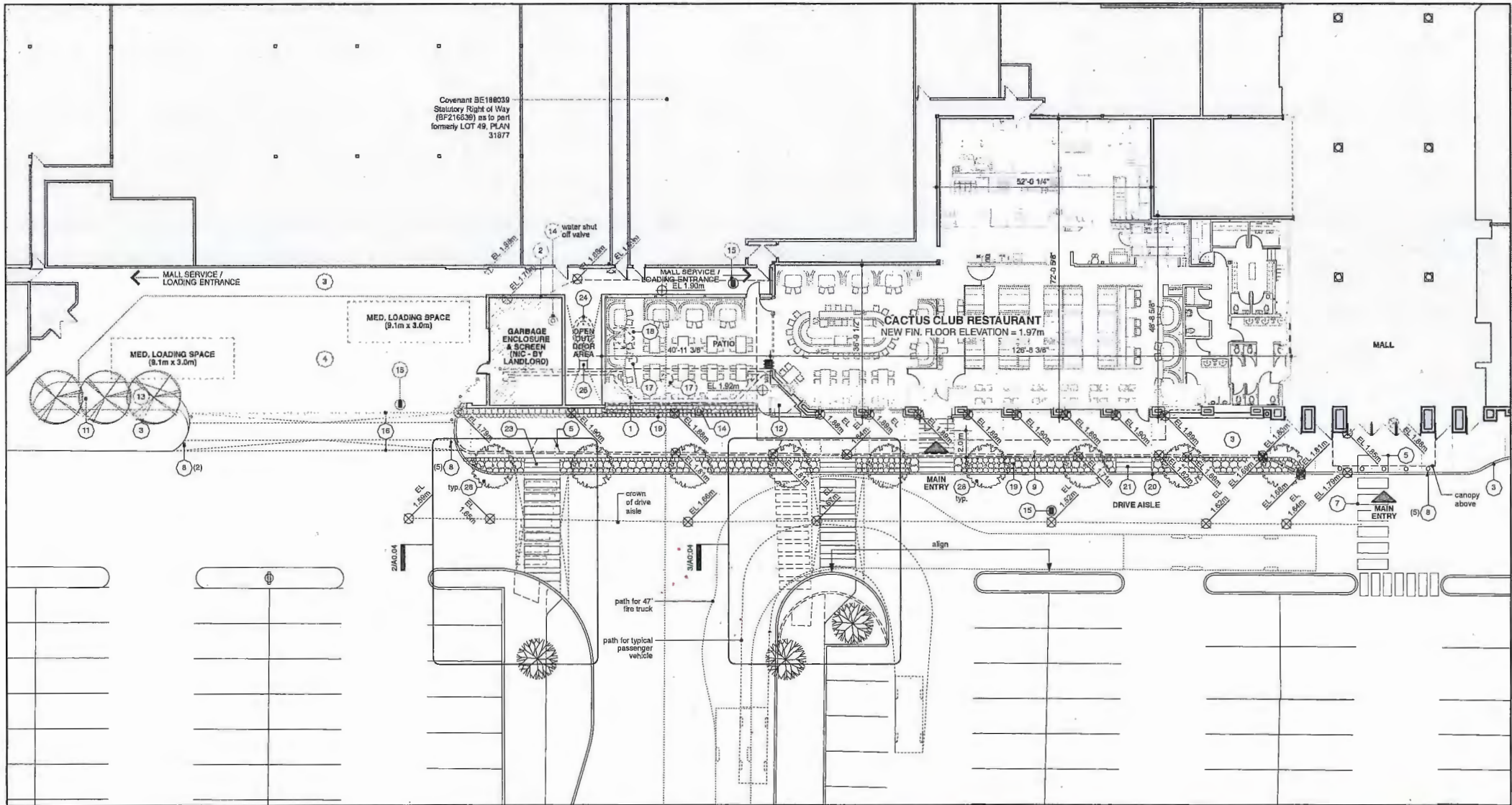
drawing number
A0.03

ACTION OSTRY ARCHITECTS INC.

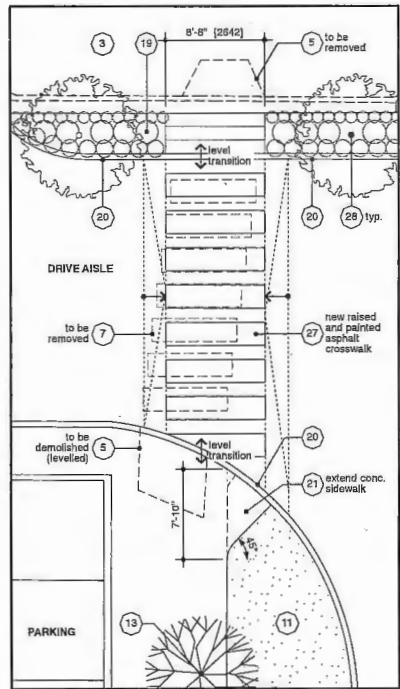
111 E 8 Avenue
Vancouver, BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actionostry.ca

31 May 2016	Issued for Prelim. Review with City of Richmond Planning Dept.
15 Jul 2016	Issued for Development Permit
20 Jul 2016	Issued for Design Development (25%) Costing
09 Sep 2016	Issued for Stage 2 Design Development Costing
07 Oct 2016	Issued for Landlord Review & Approval
04 Nov 2016	Issued for Development Permit Clarifications
14 Nov 2016	Issued for Building Permit
23 Nov 2016	Issued for Tender
23 Dec 2016	Issued for Development Permit Clarifications (no. 02)
16 Jan 2017	Issued for Development Permit Clarifications (no. 04)

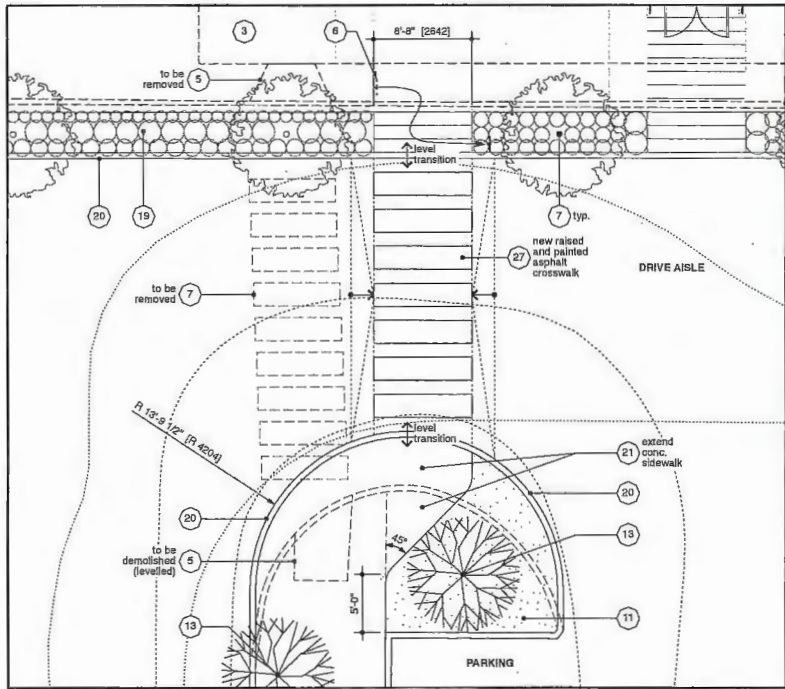
Plan 1 Jan 24, 2017
DP 16-738292



1 site plan detail
1:200



2 south raised crosswalk detail
1:100



3 north raised crosswalk detail
1:100



4 aerial photo, existing
nts

legal description

Part of Lot A, Section 8, Block 4N, North Range 6, NWO Plan 31877 (BP285836)

legend

- property line
- demolition
- area outside project boundary (NIC)

keynotes

- 1 existing wall to be demolished
- 2 existing curb/sidewalk to be demolished
- 3 existing curb/sidewalk to remain
- 4 existing asphalt paving to remain
- 5 existing curb let-down
- 6 existing stop sign to be relocated
- 7 existing pedestrian crossing (painted)
- 8 existing bollard to remain
- 9 existing bollard to be demolished
- 10 existing buried service to be relocated
- 11 existing planting bed to remain
- 12 existing planting bed to be demolished
- 13 existing tree(s) to remain
- 14 existing MH to remain
- 15 existing CS to remain
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- 25 existing hydrant
- 26 new catch basin (refer to mech.)
- 27 new pedestrian crossing (painted)
- 28 new tree

general notes

- Existing site and property information referenced from the following survey drawings:
 - 1) Survey drawing by Bennett Land Surveyors Ltd., dated 05 July 2016: "TOPOGRAPHIC SURVEY OF PART OF LOT A (BP285836) SECTION 8 BLOCK 4 NORTH RANGE 6 NEW WESTMINSTER DISTRICT PLAN 31877"
 - 2) Leasing Outline Drawing provided by Cadillac Fairview, dated March 2016: "Mail Level Leasing Outline Drawing Proposed CRU Cactus Club"

All drawings and related documents are the property of Action Ostry Architects Inc. and may not be reproduced in whole or in part without the Architect's permission. This drawing should not be used to calculate areas. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code or Building Bylaw and related documents. Drawing errors and omissions must be immediately reported to the Architect.

issues

16 Jan 2017 Issued for Development Permit Clarifications (no. 04)

Plan 2 Jun 22, 2016
DP 16-738292

ACTION OSTRY ARCHITECTS INC.

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actionostry.ca

CACTUS CLUB RICHMOND CENTRE

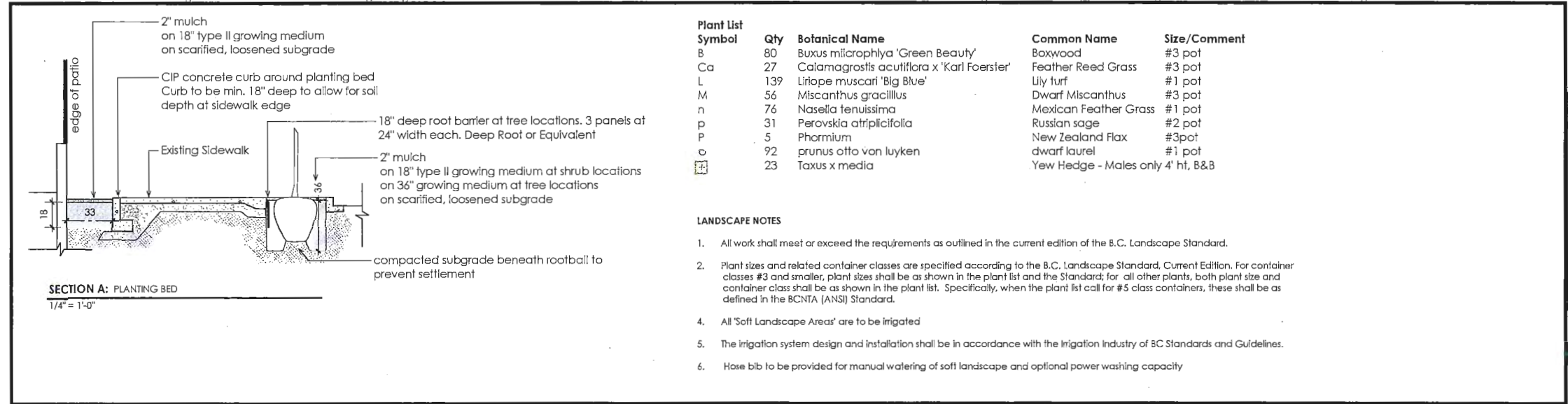
Cactus Club Restaurants
1666 - 6551 No. 3 Road, Richmond, BC

scale	date
as noted (22x34)	16 Jan 2017
project code	status
CCRC	DP
drawn	checked
DF	MO



Site Plan - Detail

drawing number
A0.04



Plan 3 Jan 24, 2017
DP 16-738292



3	2017-01-16	Issued for Development Per Clarifications
2	2016-12-22	Issued for Development Per Clarifications No. 2
1	2016-12-09	Addendum No. 1
0	2016-11-23	Tender
no.	date:	Item:

Revisions:

dk Duranle Kreuk Ltd.
102 - 1637 West 5th
Avenue Vancouver BC
V6J 1N6
t: 604 684 4811
f: 604 684 0577
www.dkl.bc.ca

Project:
**CACTUS CLUB
RICHMOND CENTRE**

Drawn by: ACP/NG

Checked by: ACP

Date: 2017-01-16

1/8" = 1'-0"

Landscape Plan

Project No.:
16133

Sheet No.:

L-1

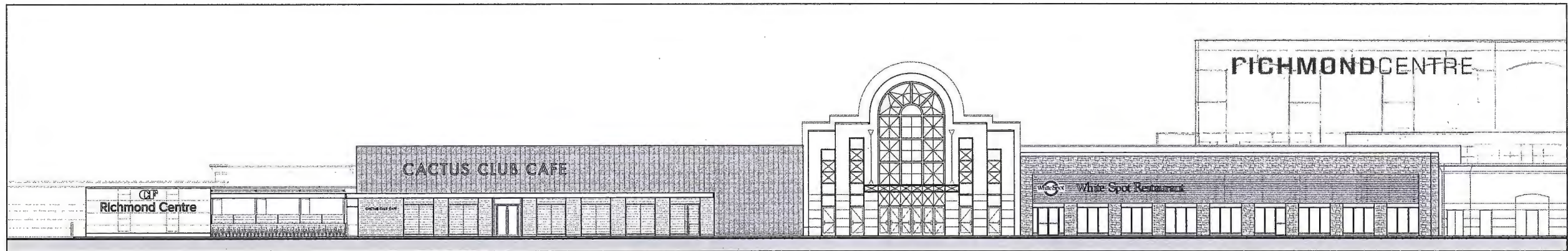
All drawings and related documents are the property of Acton Ostry Architects Inc. and may not be reproduced in whole or in part without the Architect's permission. This drawing should not be used to calculate areas. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code or Building Bylaw and related documents. Drawing errors and omissions must be immediately reported to the Architect.

Issues

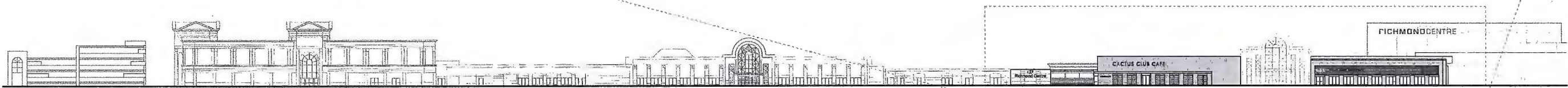
04 Nov 2016 Issued for Development Permit Clarifications

Plan 4 Jan 24, 2017
DP 16-738292

1 building (east) elevation
1/16" = 1'-0" (22x34)



2 CF Richmond Centre (east) elevation along No. 3 Road
NTS



3 3D rendering: proposed
NTS



ACTON OSTRY
ARCHITECTS INC.

1111 8 Avenue
Vancouver, BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actonostroy.ca

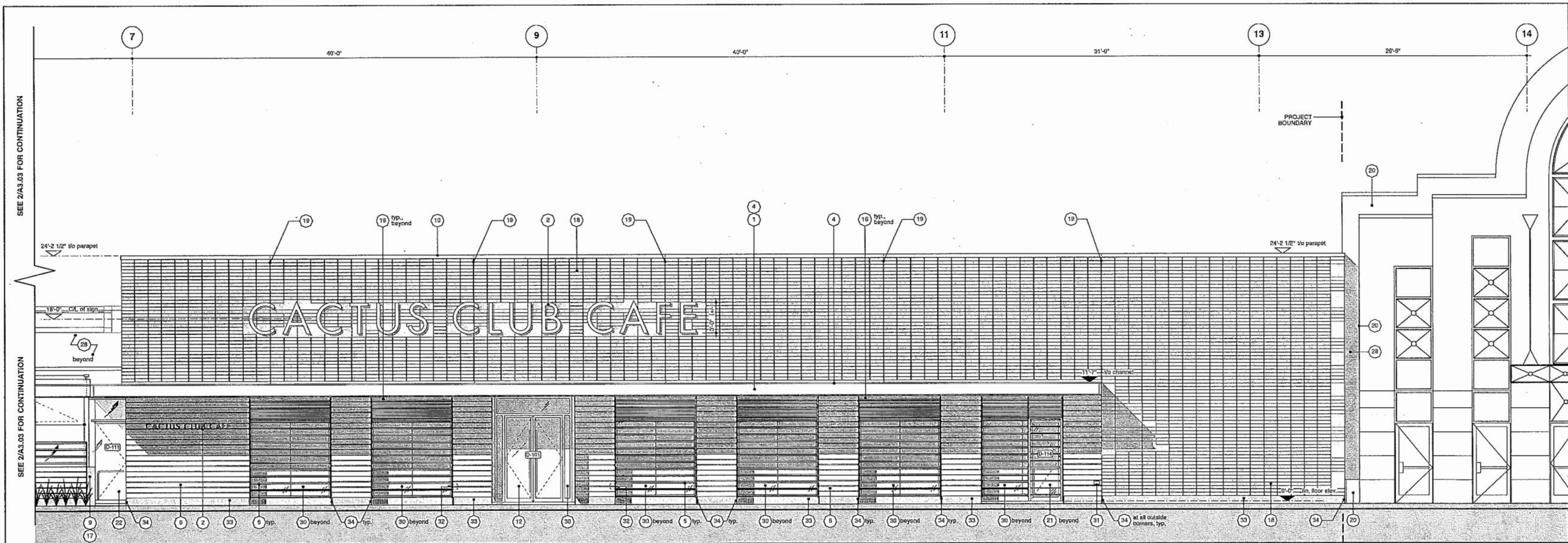
CACTUS CLUB
RICHMOND
CENTRE

Cactus Club Restaurants
6551 No. 3 Road, Richmond, BC

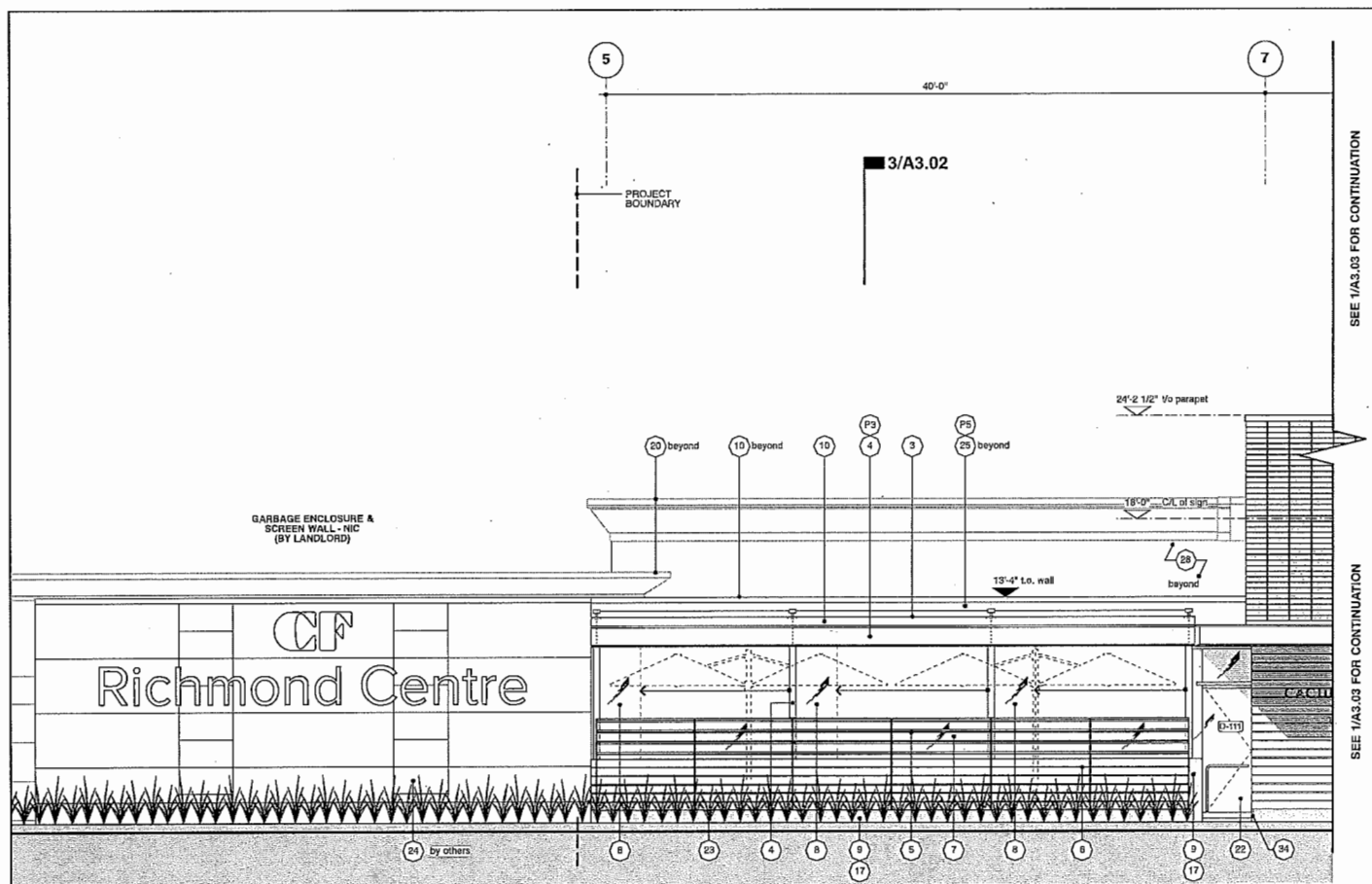
scale	date
as noted	04 Nov 2016
project code	status
CCRC	DP
drawn	checked
DF	MO

Building Elevations:
Contextual Study

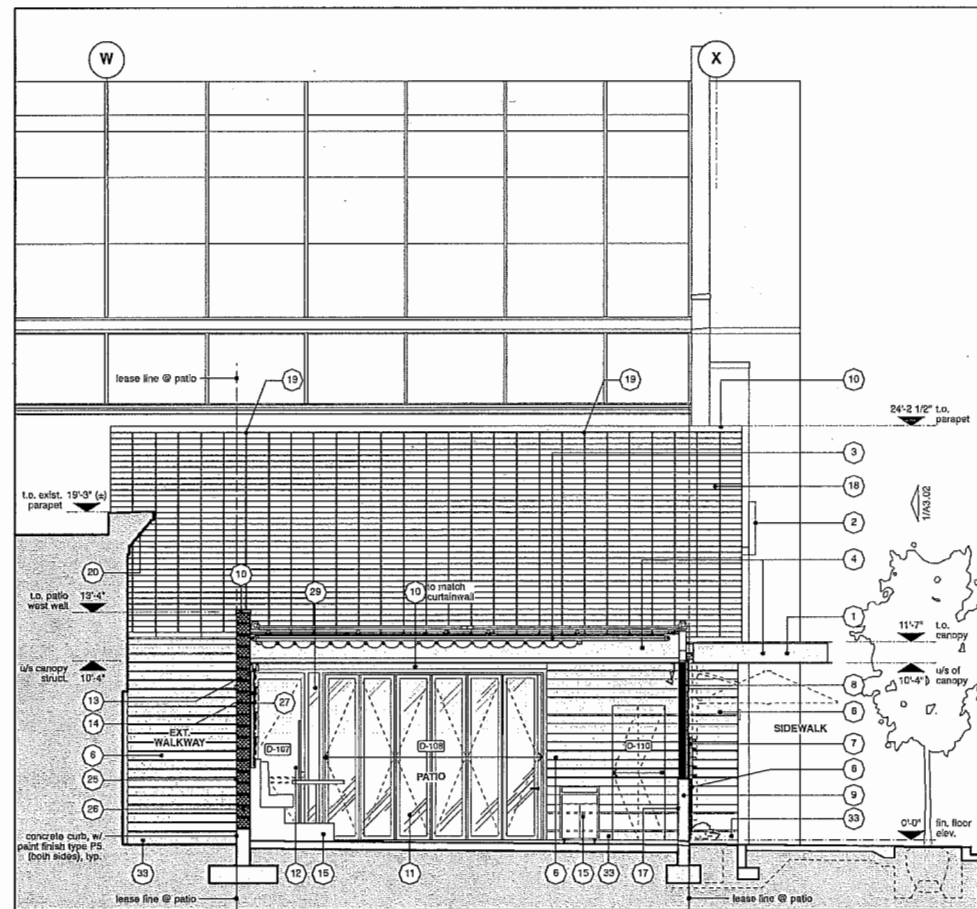
drawing number
A3.91



1 building (east) elevation
3/16" = 1'-0"



2 building (east) elevation - patio
3/16" = 1'-0"



3 building (south) elevation / section through patio
3/16" = 1'-0"

- legend
- 1 sidewalk/entry canopy
 - 2 illuminated sign
 - 3 patio canopy w/ retractable fabric awning
 - 4 painted steel structure
 - 5 aluminum ("wood finish") screen in front of glazing
 - 6 aluminum ("wood finish") cladding
 - 7 clear fixed glass windscreen
 - 8 sliding/stacking clear glass windscreen system
 - 9 concrete wall
 - 10 prefinished metal flashing
 - 11 sliding/folding patio glass door system
 - 12 insulated glass door in aluminum frame
 - 13 prefinished metal gutter
 - 14 prefinished metal downspout
 - 15 patio millwork
 - 16 prefinished metal cladding
 - 17 clear water-repellent sealer
 - 18 masonry cladding
 - 19 masonry control joint
 - 20 existing building (to remain)
 - 21 new exit door within glazing system
 - 22 clear glass patio door
 - 23 landscape / planting
 - 24 garbage enclosure beyond
 - 25 painted concrete block
 - 26 structural concrete block wall
 - 27 artificial green wall
 - 28 painted existing stucco
 - 29 new opaque glazing
 - 30 new glazing
 - 31 recessed hose bib with cover
 - 32 recessed nat. gas connection w/ cover
 - 33 cement faced insulation board / wall base
 - 34 custom pref. metal corner post, colour to match

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Issues

31 May 2016	Issued for Prelim. Review with City of Richmond Planning Dept.
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07 Oct 2016	Issued for Landlord Review & Approval
04 Nov 2016	Issued for Development Permit Clarifications
14 Nov 2016	Received for Building Permit
23 Nov 2016	
16 Jan 2017	
24 Jan 2017	

Note:
Project Elevation 0.00' = 1.57m geoidetic
Refer to site survey drawing.

ACTON OSTRY ARCHITECTS INC.

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actonostry.ca

CACTUS CLUB RICHMOND CENTRE

Cactus Club Restaurants
1666 - 6551 No. 3 Road, Richmond, BC

scale	3/16" = 1'-0" (2x34)	date	24 Jan 2017
project code	CCRC	status	DP
drawn	DF	checked	MD

Building Elevations: Proposed

drawing number
A3.02



The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Starlec without delay. The Copyrights to all designs and drawings are the property of Starlec. Reproduction or use for any purpose other than that authorized by Starlec is forbidden.

Legend

Notes

Revision	By	Appd.	TYJMM/DD
ISSUED FOR REVIEW	TS		2014-11-08
ISSUED FOR REVIEW	TS		2014-11-03
ISSUED FOR REVIEW	TS		2014-09-20
Issued	By	Appd.	TYJMM/DD

File Name: _____ Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal

 Cadillac Fairview

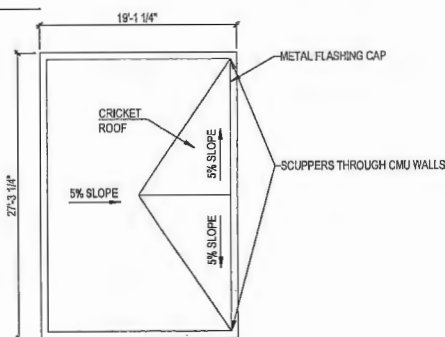
RICHMOND BC

Title
GARBAGE ENCLOSURE
CF CACTUS CLUB AT RICHMOND CTR.

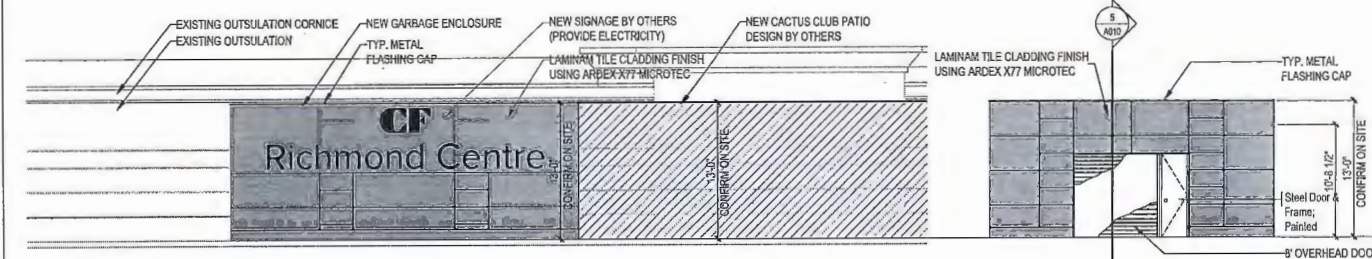
Drawing No.	Sheet	Revision
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A010 1 of 1 0

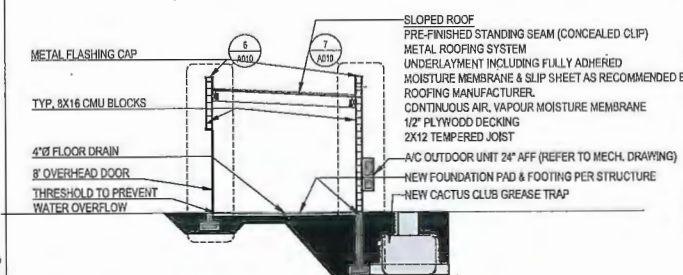
Plan 6 Jan 24, 2017
DP 16-738292



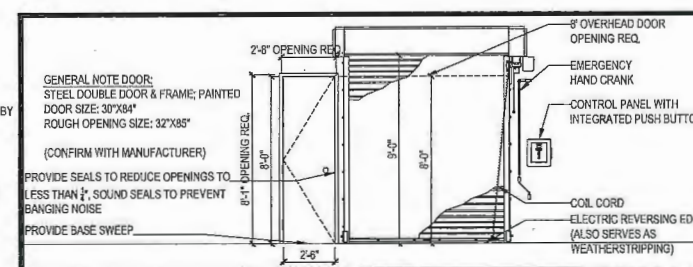
2 ROOF PLAN
A010 scale 1/8"=1'-0"



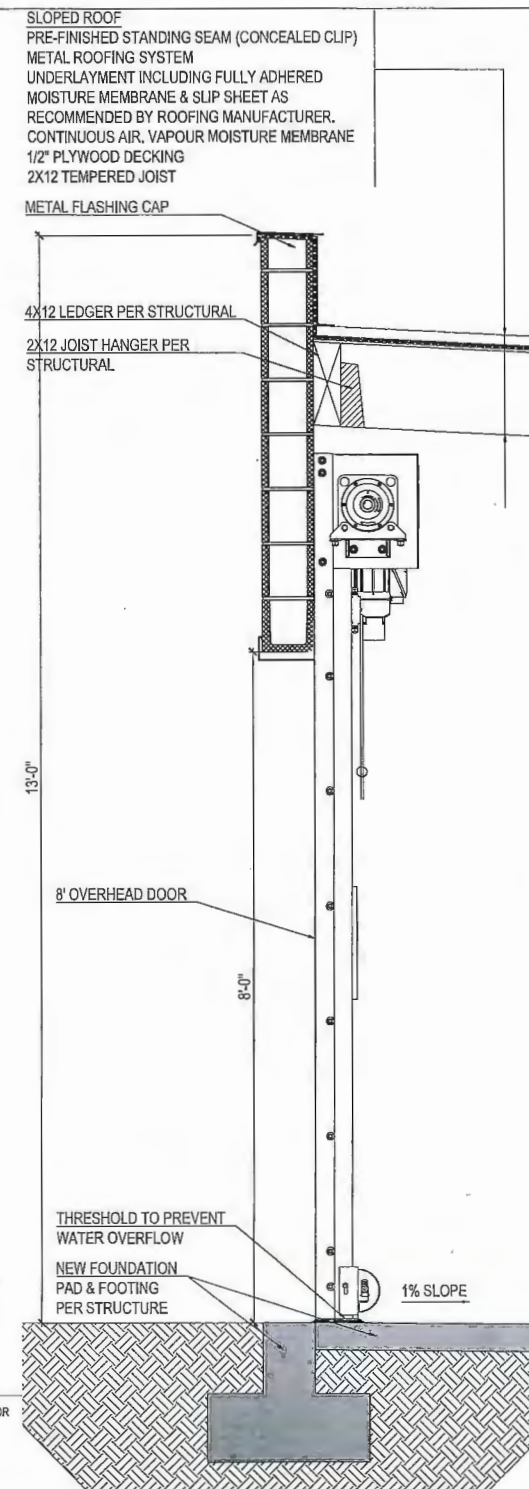
3 ELEVATION EAST
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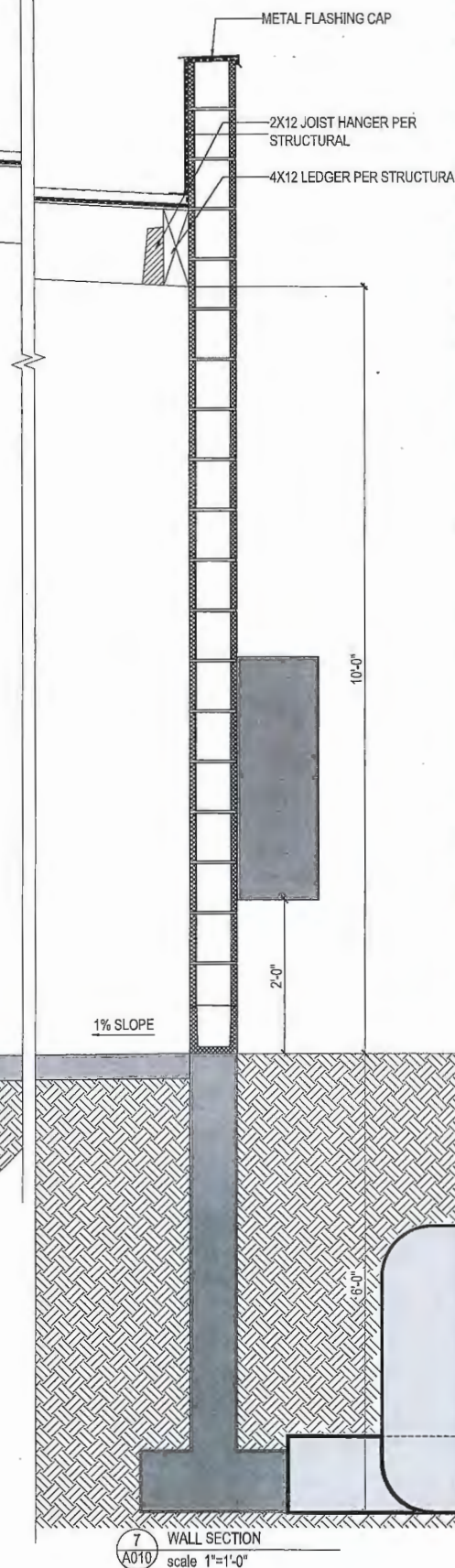
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A010 scale 1/8"=1'-0"



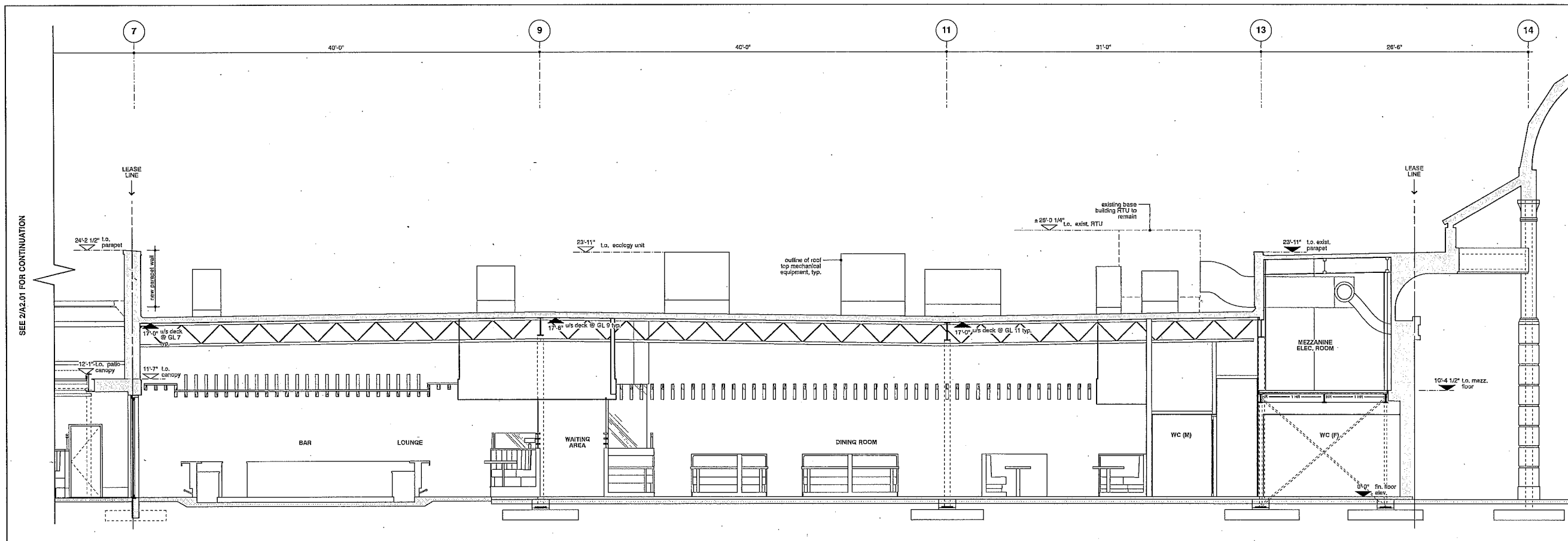
8 DOOR DETAIL ELEVATION FROM INSIDE
A010 scale 1/4"=1'-0"



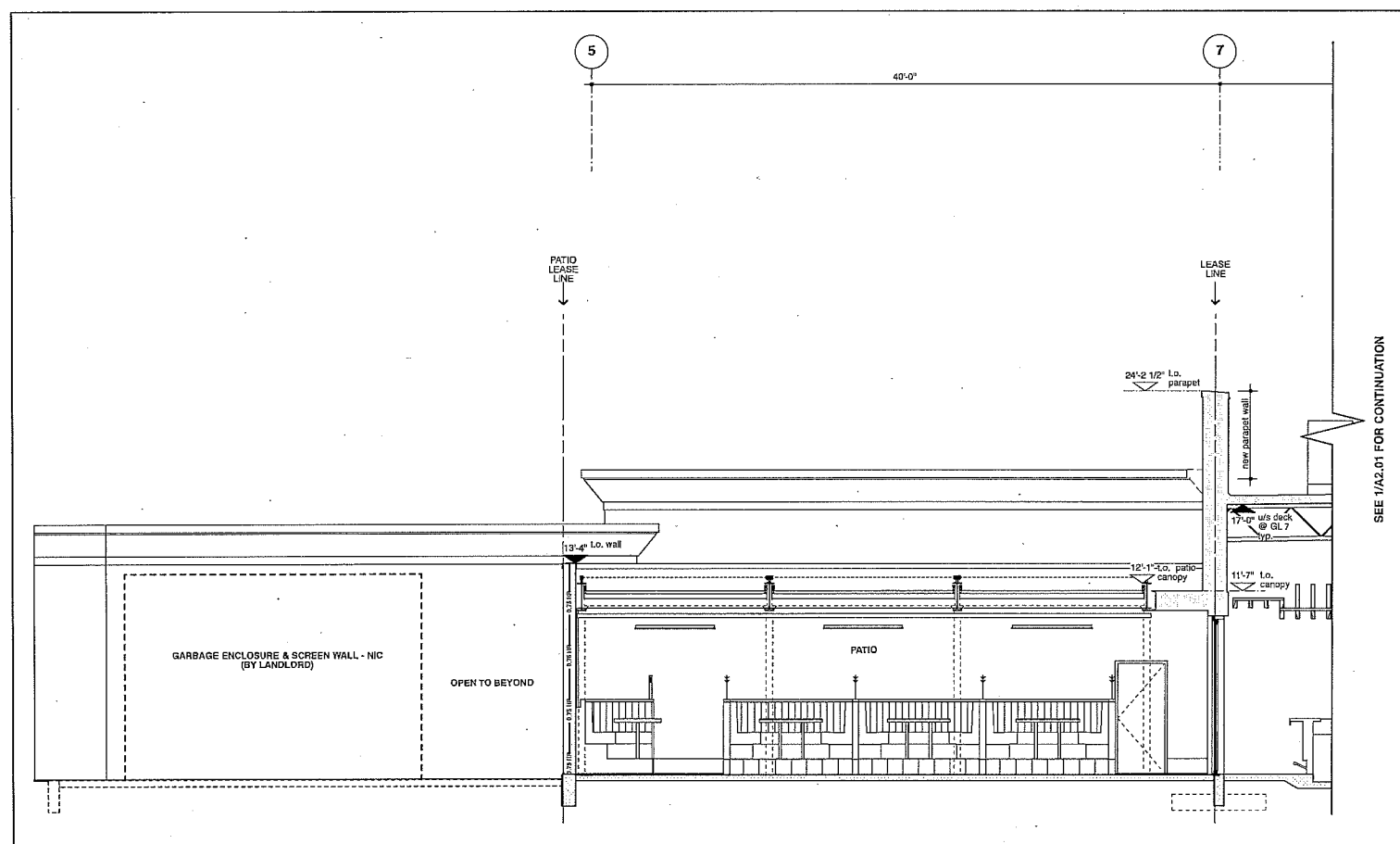
6 WALL SECTION
A010 scale 1"=1'-0"



7 WALL SECTION
A010 scale 1"=1'-0"



1 building section
3/16" = 1'-0"



2 building section - patio
3/16" = 1'-0"

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Issues

15 Jul 2016	Issued for Development Permit
20 Jul 2016	Issued for Design Development (25%) Costing
09 Sep 2016	Issued for Stage 2 Design Development Costing
07 Oct 2016	Issued for Landlord Review & Approval
04 Nov 2016	Issued for Development Permit Clarifications
14 Nov 2016	Issued for Building Permit
23 Nov 2016	Issued for Tender
16 Jan 2017	Issued for Post-Tender
24 Jan 2017	

Plan 7
Jan 24, 2017
DP 16-738292

Note:
Project Elevation 0.00' = 1.97m geoidals
Refer to site survey drawing.

ACTON OSTRY ARCHITECTS INC.

111 E 8 Avenue
Vancouver BC
Canada V5T 1R2
t 604.739.3344
f 604.739.3355
info@actonostroy.ca

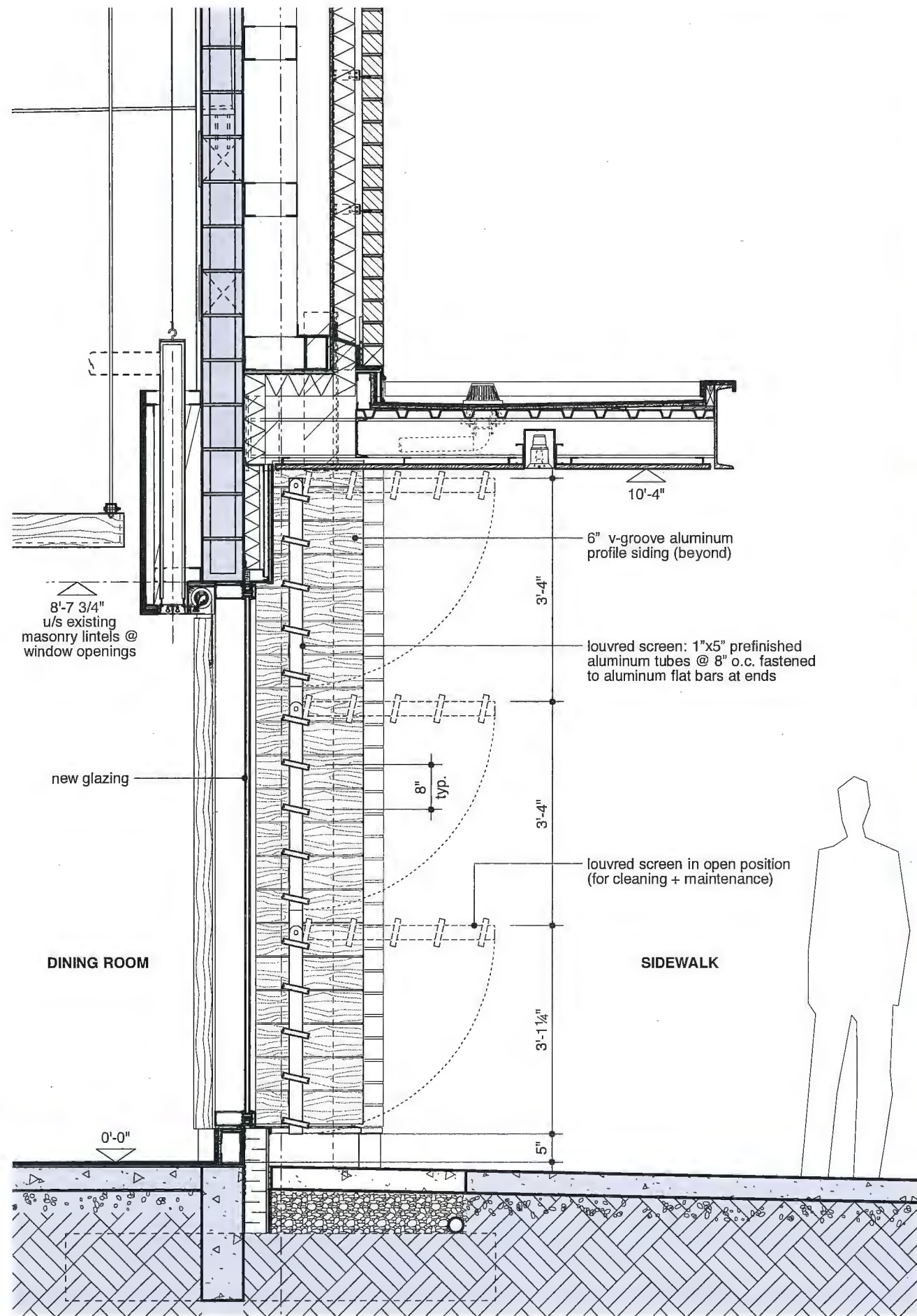
CACTUS CLUB RICHMOND CENTRE

Cactus Club Restaurants
1666 - 6551 No. 3 Road, Richmond, BC

scale	date
3/16" = 1'-0" (2x34)	24 Jan 2017
project code	status
CCRC	DP
drawn	checked
DF	MO

Building Sections

drawing number
A2.01



1 window screens - section detail
1/2" = 1'-0"



2 precedent photos - Cactus Club Park Royal
(1x6 louvres @ 8" o.c.)



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issues

04 Nov 2016 Issued for Development
Permit Clarifications

revisions

Plan 8 Jan 24, 2017
DP 16-738292

ACTON OSTRY
ARCHITECTS INC

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actonostry.ca

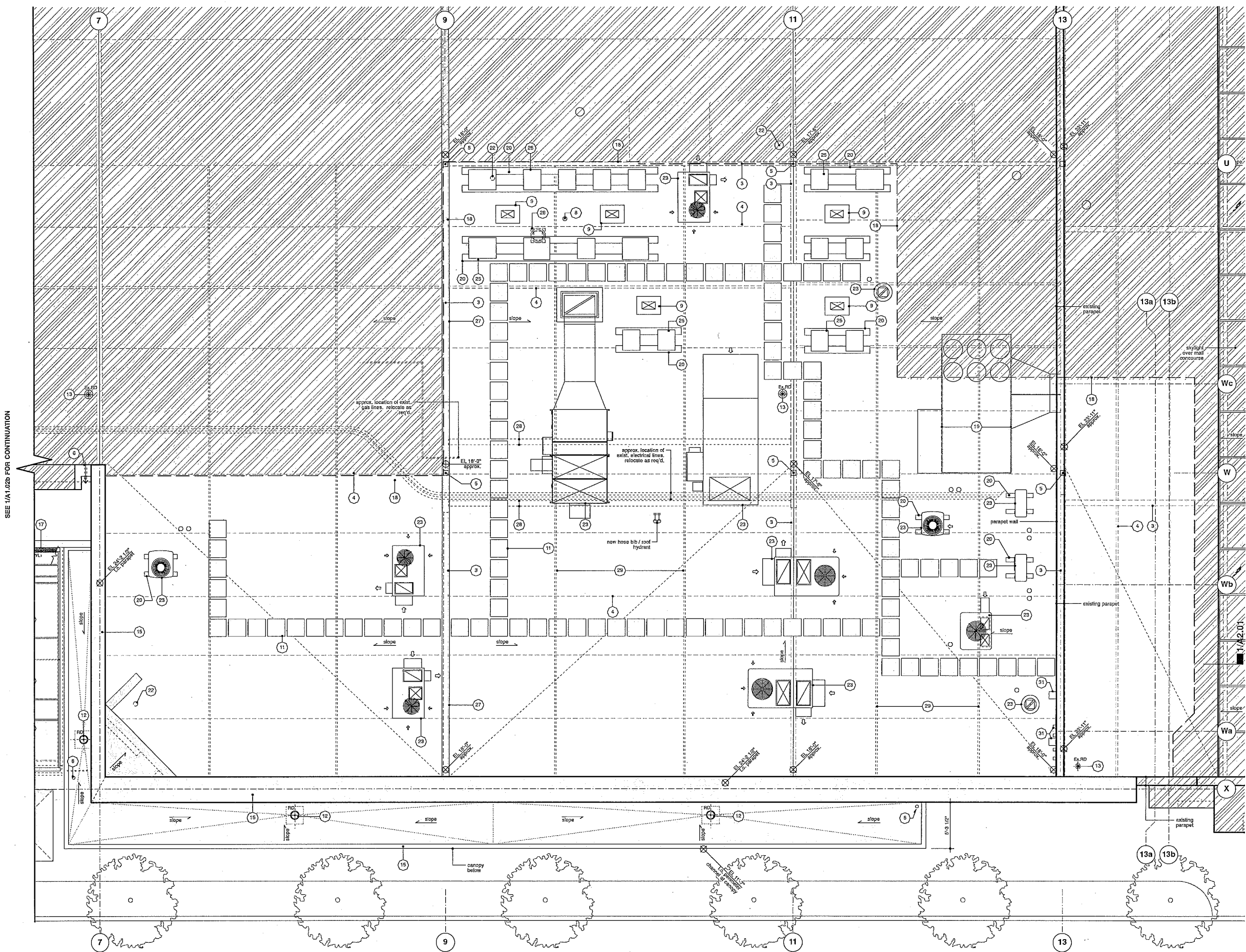
CACTUS CLUB RICHMOND CENTRE

Cactus Restaurants Ltd.
6551 No. 3 Road, Richmond, BC

scale	date
1/2" = 1'-0"	16.11.04
project code	status
CCRC	DP Clarifications
drawn	checked
DF	MO

Window Screen Details & Photos

drawing number
ASK-001



SEE 1/A1.02b FOR CONTINUATION

Key

Fire Separations:

- 45MIN. 0.75 HR. 1.5 HR. 2.0 HR.
- 1.0 HR. 1.5 HR. 2.0 HR.
- 2.0 HR. 2.0 HR. 2.0 HR.

Keynote Legend

- 1 refer to mech. drawings for mech. roof opening dims
- 2 refer to mech. drawings for mech. equip. weights
- 3 existing roof beams below
- 4 existing roof joists below
- 5 existing column below
- 6 new overflow scupper
- 7 existing overflow scupper
- 8 plumbing and flue vents
- 9 penetration for refrigeration lines
- 10 not used
- 11 textured walkway / membrane protection
- 12 new roof drain
- 13 existing roof drain (approx. location)
- 14 group penetration for refrigeration lines
- 15 new prefabricated metal parapet cap flashing
- 16 new gutter
- 17 new rain water leader (RWL) below
- 18 outline of lease area below
- 19 existing (base building) RTU to remain
- 20 roof curb (to project min. 8" above top of roof assembly)
- 21 high-vis fall protection warning line
- 22 existing vent to be removed, exist. roof opening to be made good
- 23 mechanical unit
- 24 new structure below
- 25 condensing unit / compressor
- 26 existing (base building) RTU to be demolished, exist. roof opening to be made good
- 27 existing building roof upstand
- 28 new structural beam below
- 29 existing joist cross-bracing below
- 30 unidist system to support patio heaters and track lights
- 31 mechanical exhaust

Keynote / Material Ref. Tag (refer to legend & finish schedules)

Door Reference Tag (refer to door schedule)

EL 0.00' Floor Elevation

Note: Project Elevation 0.00' = 1.97m geodetic. Refer to site survey drawing.

Issues

15 Jul 2016	Issued for Development Permit
20 Jul 2016	Issued for Design Development (25%) Costing
27 Jul 2016	Issued for Coordination with Landlord's Roof Work
09 Sep 2016	Issued for Stage 2 Design Development Costing
07 Oct 2016	Issued for Landlord Review & Approval
04 Nov 2016	Issued for Development Permit Clarifications
14 Nov 2016	Issued for Building Permit
23 Nov 2016	Issued for Tender
16 Jan 2017	Issued for Post-Tender Addendum 01
24 Jan 2017	Issued for Development Permit Clarifications (no. 05)

Plan 9 Jan 24, 2017
DP 16-738292

ACTON OSTRY ARCHITECTS INC.
111 E 8 Avenue
Vancouver, BC
Canada V5T 1B8
t 604.739.3344
f 604.739.3355
info@actonosty.ca

CACTUS CLUB RICHMOND CENTRE
Cactus Club Restaurants
1666 - 6551 No. 3 Road, Richmond, BC

scale	date
3/16" = 1'-0" (22x34)	24 Jan 2017
project code	status
CCRC	DP
drawn	checked
DF	MO

Roof Plan - Restaurant
drawing number
A1.02a



1 3D rendering: existing building



2 3D rendering: existing building



3 3D rendering: existing building



4 3D rendering: existing building



5 site photo: existing building (east facade)



6 site photo: existing building (loading bay)



7 site photo: existing building (mall entrance)



8 site photo: existing building (detail)

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Issues
31 May 2016 Issued for Prelim. Review with
City of Richmond Planning Dept.
15 Jul 2016 Issued for Development Permit

Reference Plan Jan 24, 2017
DP 16-738292

ACTON OSTRY
ARCHITECTS INC.

111 E 8 Avenue
Vancouver BC
Canada V5T 1R8
t 604.739.3344
f 604.739.3355
info@actonostry.ca

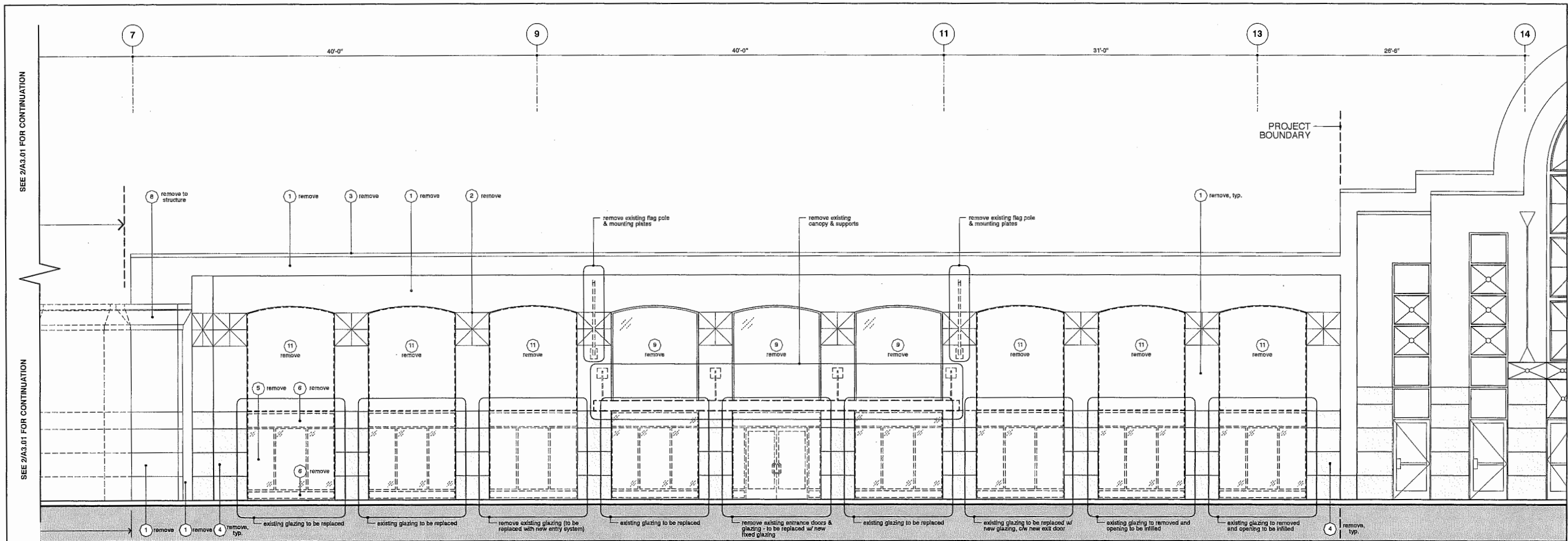
CACTUS CLUB
RICHMOND
CENTRE

Cactus Club Restaurants
6551 No. 3 Road, Richmond, BC

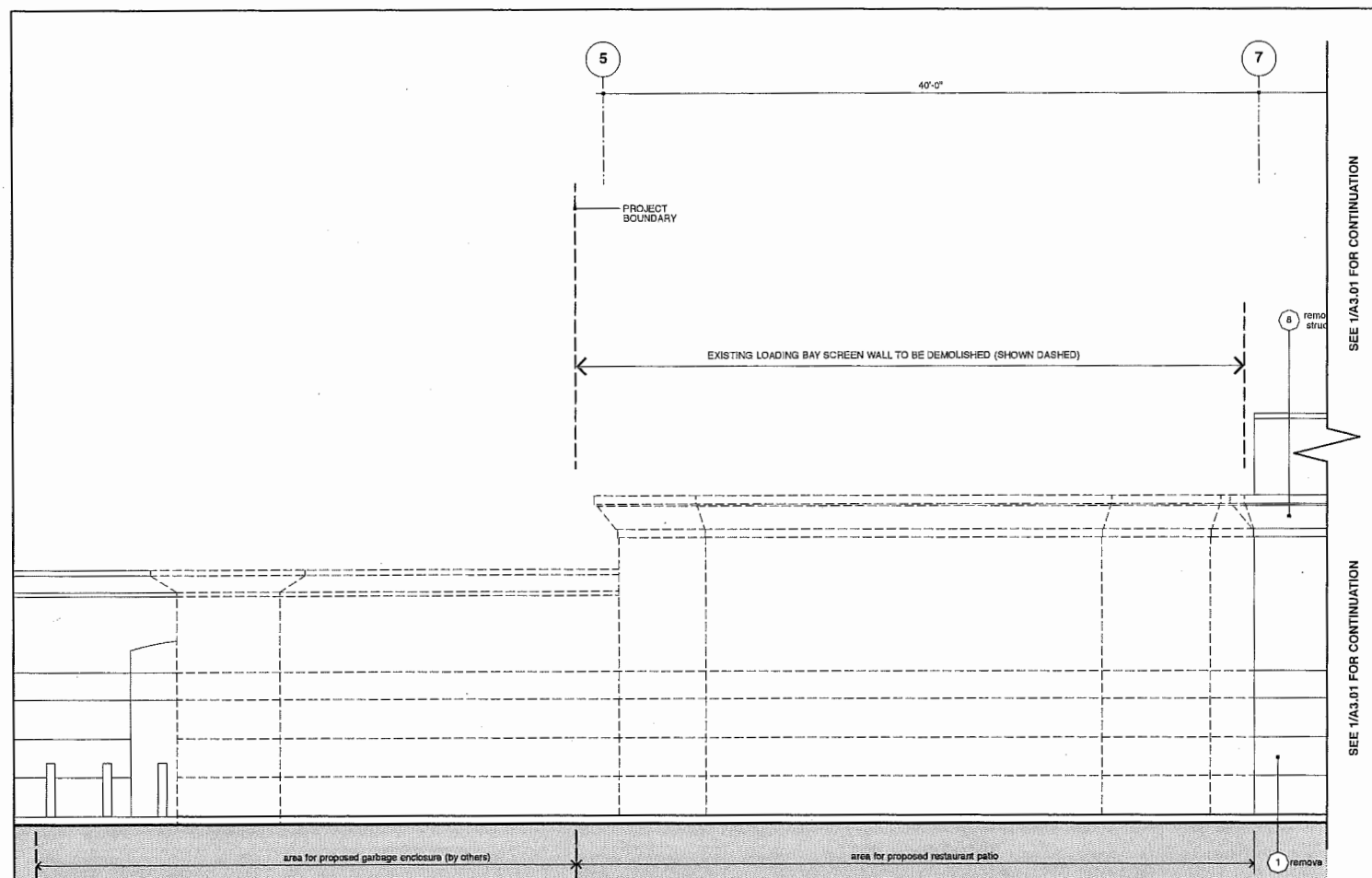
scale	date
nts	15 Jul 2016
project code	status
CCRC	DP
drawn	checked
DF	MO

Perspective Views:
Existing

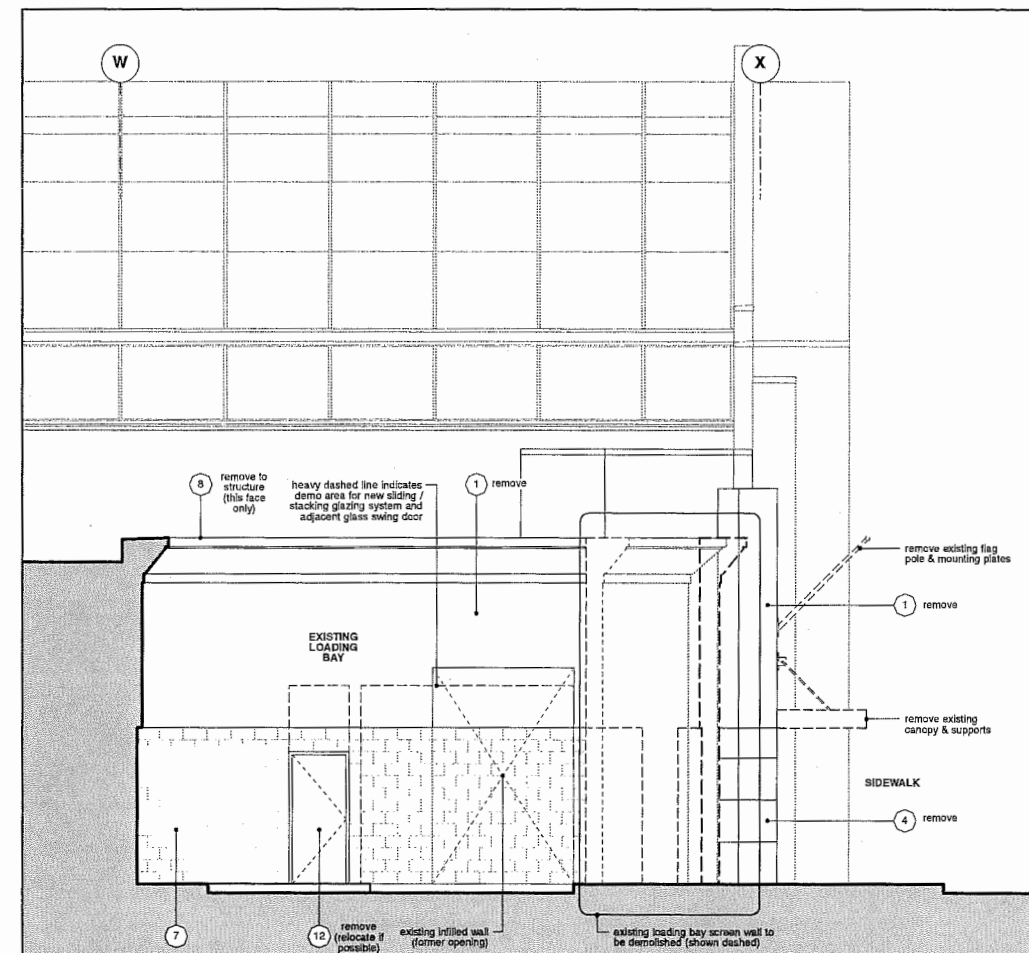
drawing number
A3.11



1 building (east) elevation
3/16" = 1'-0"



2 building (east) elevation - patio
3/16" = 1'-0"



3 building (south) elevation / section through patio
3/16" = 1'-0"

- Legend
- 1 stucco finish
 - 2 decorative stucco reveal
 - 3 metal flashing
 - 4 granite cladding
 - 5 aluminum framed glazing system
 - 6 aluminum panel
 - 7 painted concrete block
 - 8 cornice
 - 9 opaque spandrel glazing
 - 10 clear glass
 - 11 fabric awning
 - 12 metal door and frame

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Vancouver BC
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t 604.739.3344
f 604.739.3355
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CACTUS CLUB
RICHMOND
CENTRE

Cactus Club Restaurants
6551 No. 3 Road, Richmond, BC

scale	date
3/16" = 1'-0" (22x34)	15 Jul 2016
project code	status
CCRC	DP
drawn	checked
DF	MO

Building Elevations:
Existing & Demo

drawing number
A3.01